



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 6, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

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

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501

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

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

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

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

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

1.1 GENERAL VACATION and TERMINATION OF MAINTENANCE OF A PORTION OF CRAMER STREET and PALM OASIS AVENUE in the PALM SPRINGS AREA – Applicant: County of Riverside – Fifth Supervisorial District – Western Coachella Valley Area Plan – Location: Cramer Street and Palm Oasis Avenue in the Palm Springs area – **REQUEST:** The Transportation Department is proposing to Vacate and Terminate the maintenance of portions of Cramer Street and Palm Oasis Avenue pursuant to County of Riverside policies and procedures. Project Planner: Joseph Martinez at (951) 955-6864 or email at josmarti@rivco.org.

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

NONE

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

NONE

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

4.1 TENTATIVE TRACT MAP NO. 37089 – Intent to Adopt a Mitigated Negative Declaration – EA42898 – Applicant: Olen Properties Corporation, C/O Dale Lyon – Engineer/Representative: Rick Engineering – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Estate Density Residential (CD-EDR) – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Elliot Road, and westerly of Pourroy Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Tentative Tract Map (TR37089) is a proposal for a Schedule "B" subdivision of 48.4 gross acres into 21 single-family residential lots with a minimum lot size of one acre, one 13 acre lot for conservation pursuant to the Multi-Species Habitat Conservation Plan (MSHCP), one (1) detention basin lot, two (2) lots for drainage, four (4) streets, and associated improvements. The average residential lot size proposed is approximately 1.2 acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.2 SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO.1 (SP00382S01), CHANGE OF ZONE NO. 1800020 (CZ1800020), and TENTATIVE TRACT MAP NO. 37449 (TTM37449) – Intent to Consider an Addendum to Environmental Impact Report No. 531 (EIR531) – CEQ180016 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium

High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R), as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road – Zoning: Specific Plan (SP382) as reflected in the Specific Plan – 342.3 gross acres – **REQUEST:** The **Specific Plan Substantial Conformance** is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The **Change of Zone** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The **Tentative Tract Map** is a proposal for a Schedule “A” subdivision of 110.64 acres into 372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in four (4) phases. The subdivision boundaries reflect a recent lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

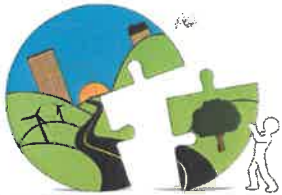
5.0 WORKSHOPS:

5.1 **TEMPORARY EVENTS WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.1

Planning Commission Meeting: November 6, 2019

PROPOSED PROJECT

Subject: General Vacation and Termination of Maintenance of a portion of Cramer Street and Palm Oasis Avenue in the Palm Springs Area

Applicant: County of Riverside


Area Plan: Western Coachella Valley

Zoning Area/District: Cathedral City-Palm Desert District

Supervisory District: Fifth District

Project Planner: Joseph Martinez

Project APN(s): 669-191-008 & 669-192-001


Juan C. Perez
TLMA Director

PROJECT DESCRIPTION AND LOCATION

General Vacation and Termination of Maintenance of a portion of Cramer Street and Palm Oasis Avenue in the Palm Springs area.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING:

That the Transportation Department moves forward with the process to vacate and terminate the maintenance of portions of Cramer Street and Palm Oasis Avenue pursuant to County of Riverside policies and procedures.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	

Subject: Vacation and Termination of Maintenance of a portion of Cramer Street and Palm Oasis Avenue in the Palm Springs area
Planning Commission Staff Report: November 6, 2019
Page 2 of 4

	North:	Medium Density Residential
	East:	Commercial Retail
	South:	Medium Density Residential
	West:	Medium Density Residential
<hr/>		
	Existing Zoning Classification:	C-P-S
	Proposed Zoning Classification:	N/A
	Surrounding Zoning Classifications	
	North:	W-2
	East:	C-P-S
	South:	C-P-S
	West:	C-P-S
<hr/>		
	Existing Use:	Vacant
	Surrounding Uses	
	North:	Vacant
	South:	Vacant
	East:	Gas Station
	West:	Vacant

Located Within:

City's Sphere of Influence:	Yes – City of Palm Springs
Community Service Area (“CSA”):	Yes – Palm Springs #15 - Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	N/A

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Cramer Street and Palm Oasis Avenue are paved County maintained public roads dedicated and accepted by the Palm Springs Oasis subdivision, on file in Book 35, Pages 5 and 6, of Tract Maps, records of the Recorder of Riverside County, California. Cramer Street and Palm Oasis Avenue are not in the Circulation Element of the Riverside County General Plan. In 2006 a block wall was constructed on Cramer Street at its intersection with Range View Drive rendering this portion of Cramer Street impassable to through traffic. No access will be eliminated to any parcel as a result of this action.

Cal Fire, Riverside County Flood Control and Transportation have reviewed this vacation and have no objections.

Riverside County Resolution No. 85-330 (Procedures to Vacate and Accept County Highways and Property Offered for Dedication) requires the Planning Commission to make a recommendation to the Board of Supervisors on proposed vacations. This staff report and recommendation will be provided to the Road Commissioner for further processing in accordance with County policies and procedures.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The vacation of portions of Cramer Street and Palm Oasis Avenue are not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c) (2) as it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

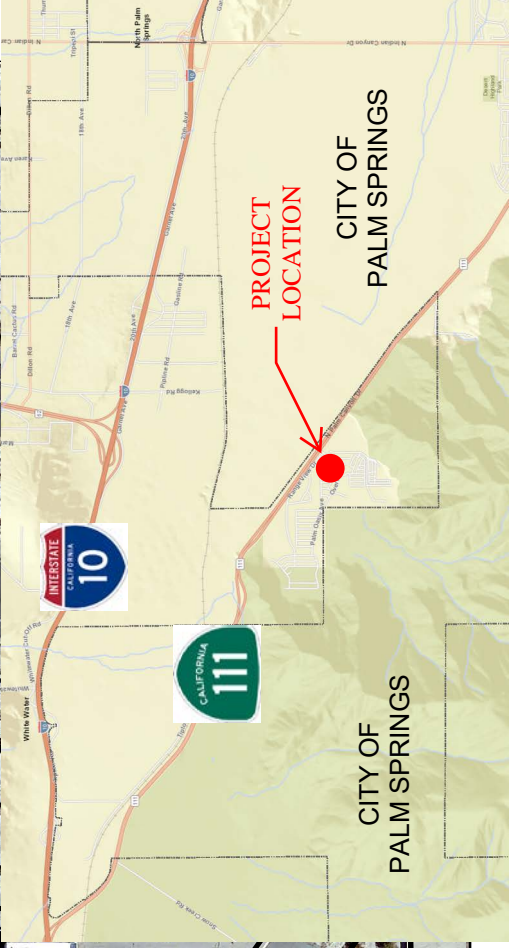
The action to vacate and terminate maintenance of portions of a road will have no physical impact on the environment. The vacation process simply removes designations on a map because those portions are no longer needed for access.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

There is only one property owner adjacent to the proposed road vacation and this owner has been working with Transportation staff through out this process and is in support of the proposal. As of this writing, the Transportation Department has received 0 letters in favor and 0 letters in opposition.

Resolution No. 85-330 provides that the Planning Commission shall hold an informal hearing (without notice or publication) on the proposed vacation, but may receive comments from any interested party.

ATTACHMENT "A"
GENERAL VACATION AND TERMINATION OF MAINTENANCE
OF A PORTION OF CRAMER ST. & PALM OASIS AVE.



INDICATES AREA TO BE VACATED



NOTE: TO BE REMOVED PRIOR TO RECORDING

EXHIBIT "A"
VACATION OF CRAMER STREET

Being all of Lot "E" (Cramer Street) as shown by map of Palm Springs Oasis on file in Book 35 at Pages 5 and 6 of Maps, records of Riverside County, California lying within Section 30, Township 3 South, Range 4 East, S.B.M., together with that portion of Lot "C" (Palm Oasis Avenue) of said Palm Springs Oasis, described as follows:

Beginning at the most southerly corner of said Lot "E";

Thence North 63° 36' 22" West, along the northeasterly line of said Lot "C", a distance of 89.11 feet to the westerly corner of said Lot "E", said corner being the beginning of a non-tangent curve, concave northerly, having a radius of 20.00 feet, having an initial radial bearing of South 54°34'00" East;

Thence along the westerly line of said Lot "C", Southwesterly and westerly along said curve, through a central angle of 83° 42' 16" an arc length of 29.22 feet, to a point of cusp;

Thence South 60° 51' 44" East, a distance of 126.57 feet to a point on the northeasterly line of said Lot "C", said point being the beginning of a non-tangent curve, concave easterly, having a radius of 20.00 feet, having an initial radial bearing of South 35° 26' 00" West;

Thence Northerly along said curve, through a central angle of 90° 00' 00" an arc length of 31.42 feet, to the **Point of Beginning**.

Excepting and Reserving therein an easement for any existing public utilities and or public service facilities.

The above description contains 19,031.54 Sq. Ft. or 0.437 acres.

See Exhibit "B" attached hereto and made a part hereof, by this reference.


Chester F. Ralston, LS 5174 7-11-2019
Dated



EXHIBIT "B"
VACATION OF CRAMER STREET

NORTH LINE OF GOV'T LOT 1,
 SECTION 30, T. 3 S., R. 4 E. S.B.M.

STATE HWY 111

RANGE VIEW DRIVE

CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent
1	(87°23'45")	20.00	30.51	19.11)
2	(92°36'15")	20.00	32.32	20.93)
3	83°42'16"	(20.00)	29.22	17.91
4	(90°00'00")	20.00	31.42	20.00)

() INDICATES RECORD DATA PER MB 35 / 5-6

PALM SPRINGS OASIS

MB 35 / 5-6

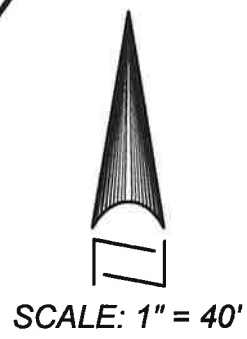
LOT 7



Chester F. Ralston
 DATE: JULY 11, 2019

LOT "E"

CRAMER STREET



LOT 8

N 54°34'00"E (R)

(N 35°26'00"E 182.16')

(N 35°26'00"E 279.30')

(N 35°26'00"E 162.34')

S 29°08'16"W (R)

N 63°36'22"W 89.11'

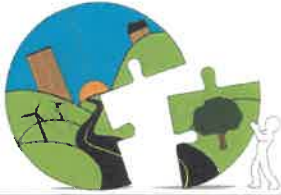
S 35°26'00" W (R)

PALM OASIS AVENUE

LOT "C"

P.O.B.

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR
 BY: *[Signature]*
 DATE: 9-24-2019



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1


Planning Commission Hearing: November 6, 2019

PROPOSED PROJECT

Case Number(s): Tentative Tract Map No. 37089
EA No.: 42898
Area Plan: Southwest
Zoning Area/District: French Valley Area
Supervisory District: Third District
Project Planner: Fernando Solis
Project APN(s): 472-090-020, 472-090-021, 472-090-024

Applicant(s): Olen Properties Corporation, C/o Dale Lyon

Representative(s): Rick Engineering Company, C/O – Nate Smith


 Charissa Leach, P.E.
 Assistant TLMA Director

Juan C. Perez
 Asst. CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 37089 is a proposal for a Schedule “B” subdivision of 48.4 gross acres into 21 single-family residential lots with a minimum lot size of one acre, one 13 acre lot for conservation pursuant to the Multi-Species Habitat Conservation Plan (MSHCP), one detention basin lot, two lots for drainage, four streets, and associated improvements. The average residential lot size proposed is approximately 1.2 acres.

The above is hereinafter referred to as the “project.”

The Project site is located: Northerly of Keller Road, southerly of Scott Road., easterly of Elliot Road, and westerly of Pourroy Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42898**, 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,

APPROVE **TENTATIVE TRACT MAP NO. 37089**, subject to the attached conditions of approval, 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:	N/A
Existing General Plan Land Use Designation:	Estate Density Residential (EDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density (MDR)
East:	Low Density Residential (LDR), Rural Residential (RR)
South:	Low Density Residential (LDR)
West:	Low Density Residential (LDR), Rural Residential (RR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Planned Residential (R-4)
East:	Specific Plan (SP 380)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land, Single-Family Residence
West:	Vacant Land, Single-Family Residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	48.4	N/A
Building Height (FT):	N/A*	40' (SFR)
Proposed Minimum Lot Size:	1 acre (net)	0.5 acre / Min.
Total Proposed Number of Lots:	21	24 maximum, 9 minimum (per EDR)
Map Schedule:	B	

***No construction is proposed as part of this Schedule "B" subdivision.**

Located Within:

City's Sphere of Influence:	Yes – City of Murrieta
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (23.22 Miles from Mount Palomar)
WRMESHCP Criteria Cell:	Yes, Criteria Cell #5175 / #5074
CVMESHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract Map No. 37089 was submitted to the County of Riverside on March 17, 2017.

Site Characteristics:

The subject property is located along Keller Road about 865 feet west of the intersection of Keller and Pourroy Roads. The property is irregular in shape, roughly 2,500 feet in length (north to south) and 665 feet in width. Topographic relief on the property is approximately 280 feet, with 200 feet increasing in elevation from south to north. The subject property is located in a rural area surrounded by scattered single-family residences and undeveloped land. The subject site is vacant and undeveloped. However, the project site was historically used as a single-family residence and dryland farming. Remnant concrete slabs and concrete foundations associated with a previously demolished residential structure and various accessory structures are present on the subject site.

General Plan Consistency:

The proposed project site has a General Plan Foundation Component of Community Development and a Land Use Designation of Estate Density Residential (CD: EDR) that is a result of the approval of General Plan Amendment No. 925 in 2014.

The Estate Density Residential (EDR) land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. Intensive animal-keeping uses are discouraged and would be limited to ensure compatibility between other residential uses in the vicinity. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres, which allows a minimum lot size of 2 acres.

Although the project proposes actual net lot sizes smaller than 2 acres, the Project would be consistent with this designation as it proposes 21 single-family residential lots on 48.4 gross acres for a density of 0.43 du/ac. The project is proposing clustering of the residential lots as a result of provision of 13 acres of conservation area and through site design considerations due to the irregular project site boundaries. Although the Estate Density Residential land use designation typically allows for lot sizes as small as 2 acres, the clustering of development is allowed through General Plan Land Use Policy 9.4 to preserve open space, natural resources, cultural resources, and biologically sensitive resources. Further as noted in the Land Use Element of the General Plan (currently page LU-42), "For land use designations permitting residential densities at or less than 2 dwelling units per acre, typical representative minimum lot sizes are also displayed to provide the reader with a conceptual understanding of what types of lot patterns can occur resulting from development in these designations. The table is not intended to imply that there is a minimum lot size requirement associated with any land use designation." Lot 25 is described for conservation by the MSHCP Cell Criteria and was approved through HANS 180009 and Joint Project Review, as amended on April 10, 2019, under JPR 14-040-10-01. In addition, the proposed project will not conflict with any General Plan Land Use policies.

- *Highway 79 Policy Area* – The subject site is located within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. The Policy ensures that the overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. The policy ensures that trip generation from residential development within the Highway 79 Policy Area produces traffic generation at a level that is nine percent less than the trips project from the General Plan traffic model. This policy has been implemented to not apply to

residential land use designations of Low Density Residential (LDR) and below since at these low densities a 9 percent reduction does not result in a meaningful reduction in units or trips. Since the project site is designated as Estate Density Residential (EDR), this policy is not applicable.

Zoning Classification:

The proposed project site is located within the R-R Zone (Rural Residential). Ordinance No. 348, Article V, Section 5.1 identifies one family dwellings as a permitted use. The applicant has submitted a Tentative Tract Map application to allow a subdivision of 48.4 acres into 21 single-family lots, for the construction of residential dwellings.

The project proposes 21 single family lots with an average lot size of 1.2 acres. These lots range approximately from one to two acres, with lot width ranging from approximately 80 feet to 230 feet. In addition, the project meets all the development standards of Ordinance No. 348 and therefore is in compliance with the subject zoning.

Circulation/Parking:

The proposed project has been reviewed by the Riverside County Transportation Department, who have determined that adequate circulation facilities exist and are proposed. Vehicular access to the project is to be provided via two arterial streets on Pourroy Road and Street "A". The proposed circulation plan gives drivers two options of access to the proposed community.

All potential impacts to the General Plan Circulation Element have been analyzed in this Initial Study. The project is not proposed to make any changes to the General Plan Circulation and meets all applicable circulation policies of the General Plan.

Parking details have not been provided as part of this subdivision since construction is not proposed. However, the subdivision map demonstrates the ability for the newly created parcels to comply with the County of Riverside's minimum off-street parking requirements. Ordinance No. 348, Article XVIII, Section 18.12 provides minimum standards for off-street parking for all land uses. In this case, each newly created parcel, at the time of obtaining building permits, would have to demonstrate the ability to provide two parking spaces per unit. The proposed parcels illustrate a minimum lot width of 80 feet, providing adequate access and the ability to accommodate this requirement.

Sphere of influence:

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

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). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review pursuant to the State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Estate Density Residential which is designated to be single-family detached residences with limited agriculture. The Project site is located within the Southwest Area Plan that value environmental preservation and quality estate developments. The proposed Project complies with the objectives of the plan by creating quality suburban neighborhoods and conserving a 13 acres parcel as conservation lot as required by the HANS/JPR process for this project within the subdivision.
2. The existing Zoning Classification for the subject site is Rural Residential, (R-R Zone). The proposed Project is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-R zoning classification. All lots will be a minimum of one (1) net acre and all lots exceed the minimum average width of 80 feet. A minimum of 21 single-family residences would be constructed. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage for each individual parcel. The proposed Project conforms to the development standards of the R-R Zoning Classification and all other applicable provisions of Ordinance No. 348.

Tentative Tract Map Findings:

The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, and applicable community plans with all applicable requirements of State law and the ordinances of Riverside County. The subject site is approximately 48.4 acres and has a General Plan Foundation Component of Community Development and a Land Use Designation of Estate Density Residential (CD:EDR) that was recently changed as part of General Plan Amendment No. 925. The Estate Density Residential (EDR) land use designation provides for development of detached single-family residential dwelling units and ancillary structures on large parcels. Intensive animal-keeping uses are discouraged and would be limited to ensure compatibility between the EDR designation and other, more intense Community Development residential uses in the vicinity.

The density range is from 0.2 dwelling units per acre (1 acre minimum lot size) to 0.5 dwelling unit per acre (2 acre minimum lot size). The Project would be consistent with this designation as it proposes 21 single-family residential lots on 48.4 gross acres for a density of 0.43 du/ac. The proposed 21 single-family lots will be a minimum of one (1) acre (net) .In addition, the proposed Project will not conflict with any General Plan Land Use policies.

2. The site of the proposed land division is physically suitable for the type of development as the site is located in an area that is comprised on scattered single-family residential uses. The vacant parcels within the general vicinity of the proposed project are located within a zoning classification that is intended to support single-family residences. The project site has access readily available from Keller and Pourroy Road that link the site to State Highway 79/Winchester Road. The project site has no environmental constraints that would prohibit the proposed residential development. The density

proposed is compatible with the existing planned surrounding land uses and designations within the project site's vicinity.

3. The site of the proposed land division is physically suitable for the proposed density of development because the proposed project is located within a zoning classification that is intended to support single-family residences. The overall density and lot sizes proposed are compatible with the existing and planned surrounding land uses, which generally consist of Planned Residential (R-4) to the north; Rural Residential (RR) to the west; Specific Plan (SP380)/Rural Residential (RR) to the east and Rural Residential (RR) to the south. While the densities vary surrounding the Project site, they are generally compatible with the surrounding residential and vacant lots in the area.
4. *The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The project does not propose any construction or grading at this time. The project is consistent with all applicable County of Riverside Ordinances. The project is proposing to provide approximately 13 acres of land that are designated for conservation in compliance with the MSHCP as required by the HANS/JPR process for this project. With the designation of this land for conservation, mitigation, project design features, and conditions of approval, it is not anticipated that there would be any impacts to identified habitat area, and therefore would not impact any fish or wildlife habitat.
5. *The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.* The design of the proposed land division is not likely to cause serious public health problems in that the site is not located within a mapped floodplain, fault zone or located on a Hazardous Waste Site. The subject site is located within a Very High Fire Hazard Classification. However, the proposed subdivision has been reviewed by the Fire Department and conditioned to avoid potential fire hazards. Adherence to these conditions of approval would not likely cause a serious fire related health problem. Emergency services would have access to the site from Keller and Pourroy Roads, and would not substantially alter access to the surrounding properties. Therefore the project and required improvements, as designed and conditioned, will not be likely to cause serious health problems.
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 Land Division Ordinance for Schedule "B" Map.*
 - a. Street Improvements - Pourroy Road along project boundary is designated LOCAL ROAD and shall be improved with 32' part width AC pavement, (20' on the project side and 12' on opposite side of the centerline), AC dike, within a 60' full width dedicated right of way (30' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "D", Ordinance 461. Street "A" (between Keller Road and street "B") along project boundary is designated LOCAL ROAD and shall be improved with 32' part width AC pavement (20' on the project side and 12' on opposite side of the centerline), AC dike, within a 58' full width dedicated right of way (28' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "D", Ordinance 461. (Modified for reduced right of way from 60' to 58' full width right of way.)
 - b. Domestic Water - The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Eastern Municipal Water District (EMWD). A SAN-53 letter from the applicant states that the EMWD has agreed in writing to

furnish domestic water to each and every lot within this subdivision as per letter dated April 22, 2016. With this condition of approval and the provisions of Ordinance No. 460, 10.13 C, this requirement will be met.

- c. Fire Department - Street "A", from street "B" to north project boundary, (fire access road), shall be improved with 16' AC pavement within the 58' full-width dedicated right-of-way (28' on the project side and 30' on the other side of the centerline) as directed by the Director of Transportation, and Fire Department.
 - d. Sewage Disposal – The project has been conditioned to submit a detailed soils percolation report and detailed plans of the proposed subsurface sewage disposal system to the Health Department prior to the issuance of building permits. On-site septic systems must be approved advanced treatments units with nitrate reductions in accordance with Riverside County Ordinance No. 871. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met.
 - e. Fences - The project has been conditioned to submit a detailed plan for fencing along drainage areas and other feature deemed to be hazardous. The applicant shall comply with the height requirements pursuant to Ordinance No. 457 at the time of obtaining a building permit.
 - f. Electrical and Communication Facilities - The project will provide electrical, telephone, street lighting, cable television service with lines placed underground
7. *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.* The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility. No easements or dedications exist on the site for the public.
8. *The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of R-R.* The minimum lot size for R-R Zone Classification is ½ acre, or 21,780 square feet. The Project proposes minimum lot size of one (1) acre (net).

Development Standards Findings:

1. The proposed Project meets the permitted uses and development standards of Ordinance No. 348 Article V for the Rural Residential (RR) Zone. The proposed project complies with the height, lot area, and automobile storage standards established by the R-R zone as follows:
 - a. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* The proposed subdivision does not include the construction of residences as part of this project. The applicant shall comply with the height requirements pursuant to Section 18.27 at the time of obtaining a building permit.

- b. *Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets.* As proposed, each newly created parcel or the proposed subdivision would have an average width of a minimum of 80 feet, and will be approximately one acre in size.
- c. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Each newly created parcel, at the time of obtaining building permits, would have to demonstrate the ability to provide two parking spaces per unit.

Other Findings:

1. The subject site is located within a MSHCP Cell No. 5175 and Cell 5074. The northern portion of the project site (13.19 acres) will be conserved as open space based on the Habitat Acquisition and Negotiation Strategy (HANS) No. 180009. Lot D will serve to maintain connectivity between two conserved areas east and west of the project within the northern portion of Cell No. 5175. Therefore, with the inclusion of this conservation area, the proposed project will not conflict with any MSHCP policies or requirements.
2. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). While no construction is proposed at this time, future development plans for the project will comply with the lighting standards specified within Ordinance No. 655, pursuant to Zone B.
3. In compliance with Assembly Bill 52 (AB52), on October 15, 2015 notices regarding this project were mailed to fifteen tribes and individuals identified by the Native American Heritage Commission (NAHC). Consultations were requested by the Soboba Band of Luiseño Indians and the Pechanga Band of Luiseño Indians. On May 17, 2017, the Soboba Band of Luiseño Indians requested monitoring on-site during all initial ground disturbing activities and excavation. On July 18, 2017 the Pechanga Band of Luiseño Indians requested consultation and provided comments on Phase 1 Cultural Reports. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Adherence to this condition will comply with the requirements of AB52.
4. The project site is located within the City of Murrieta Sphere of Influence. This project was provided to City of Murrieta for review and comment. No comments were received either in favor or opposition of the project.

Fire Findings:

1. 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 Ordinance No. 787 provides 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, and requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department.
- 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 by [road standards for fire equipment access – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc., minimum private water supply reserves for emergency fire use – state the size and number of tanks, fuel brakes and green belts – state the size in square feet, number of breaks, and general location, and other.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has received five letters in support of the project and one comment letter with various questions and concerns on the project from Wade Hough that staff and the applicant are continuing to review and plan to provide response to prior to the public hearing. These letters are included in the staff report package and the response and any further comment letters will plan to be provided to the Commission prior to or at the public hearing.

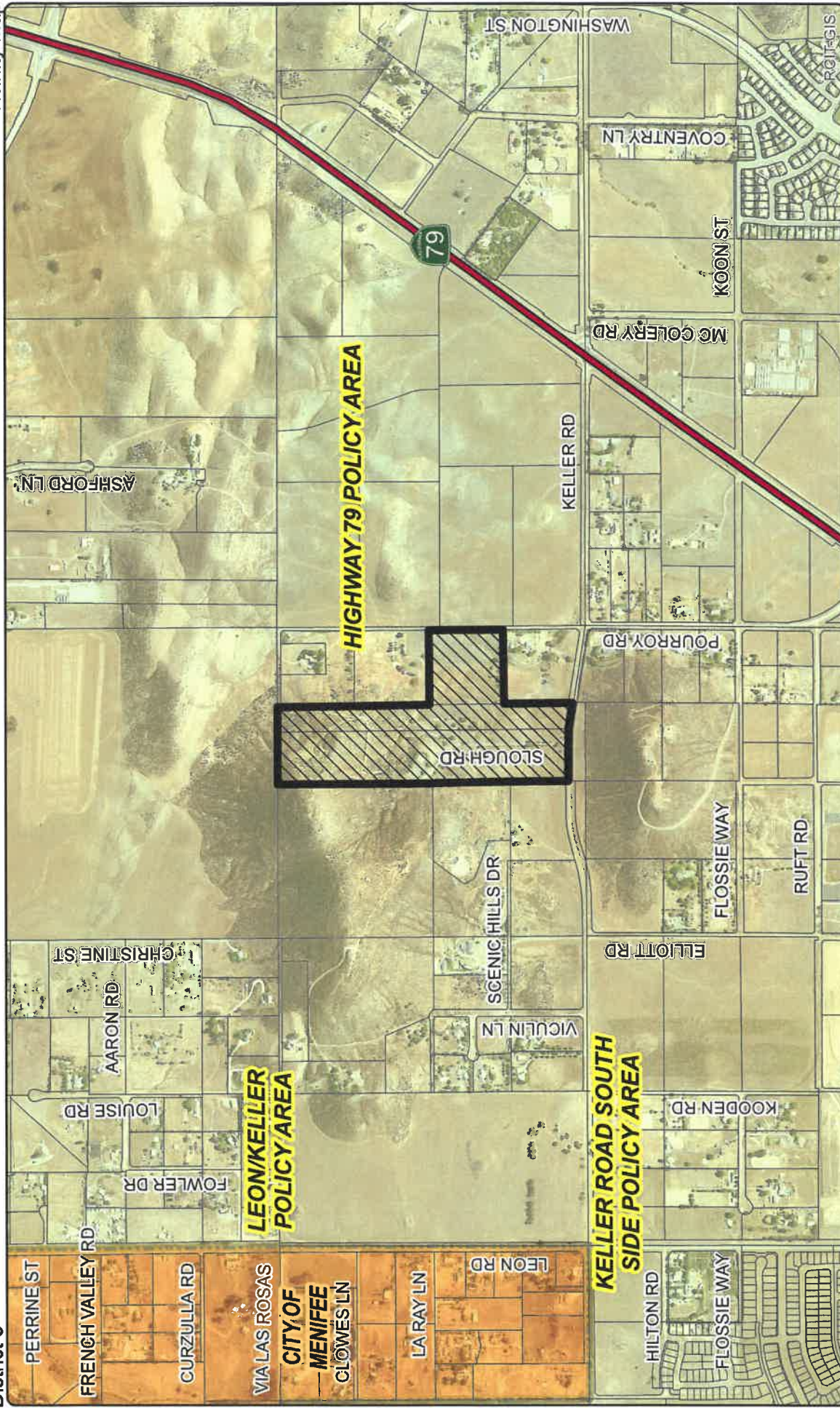
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR37089
VICINITY/POLICY AREAS**

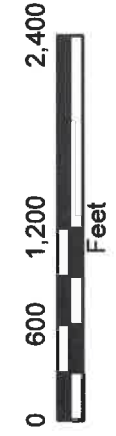
Supervisor: Washington
District 3

Date Drawn: 10/29/2019
Vicinity Map



Zoning Area: French Valley

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. The new designations were adopted by the Board of Supervisors on October 7, 2003. 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) 858-8277 (Eastern County) or Website: <http://planning.countyca.gov>

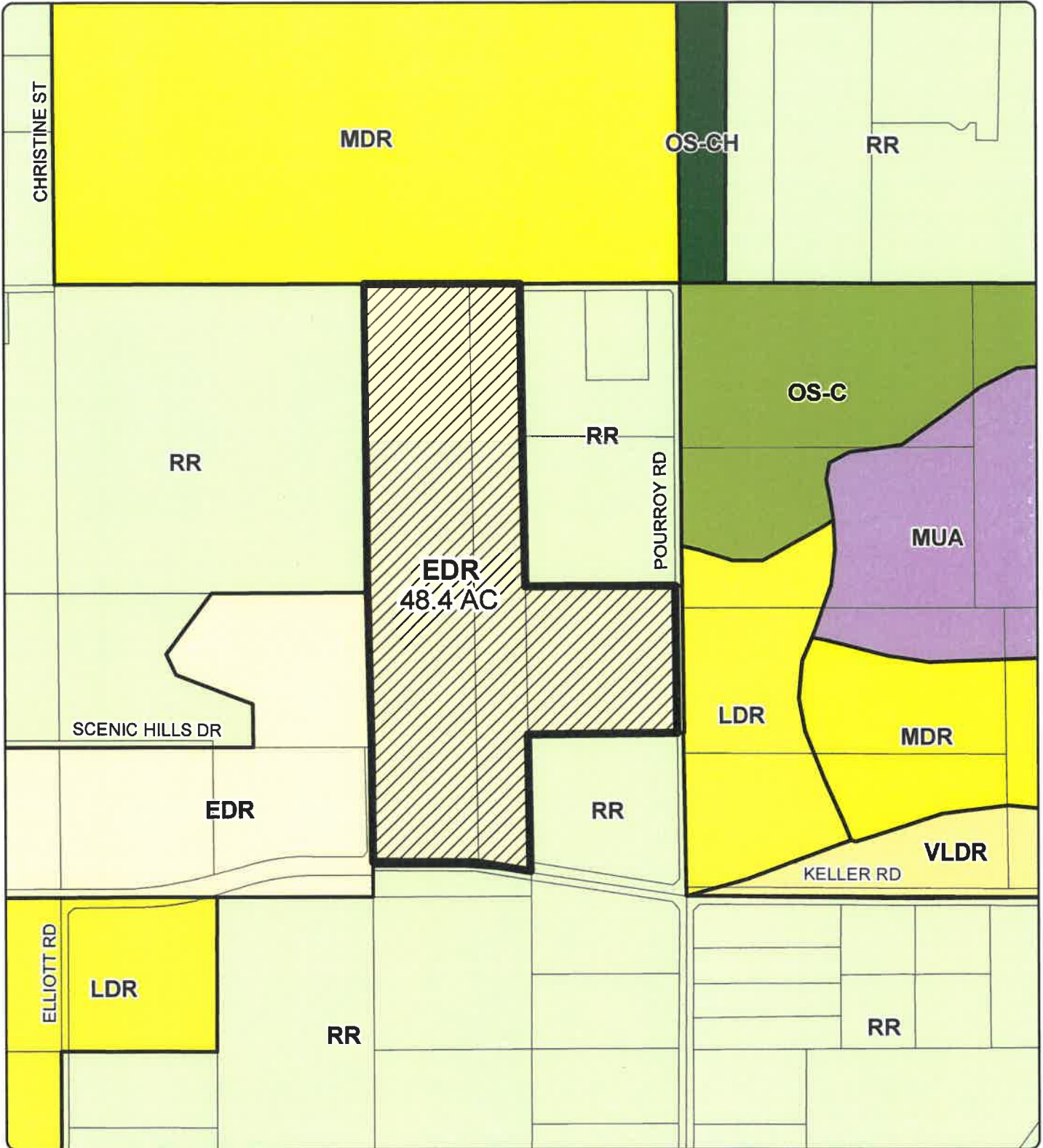
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37089

EXISTING GENERAL PLAN

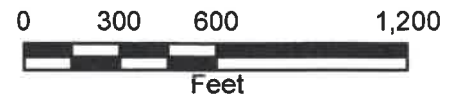
Supervisor: Washington
District 3

Date Drawn: 10/29/2019
Exhibit 5



Zoning Area: French Valley

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://rplanning.rcti.ca.gov>

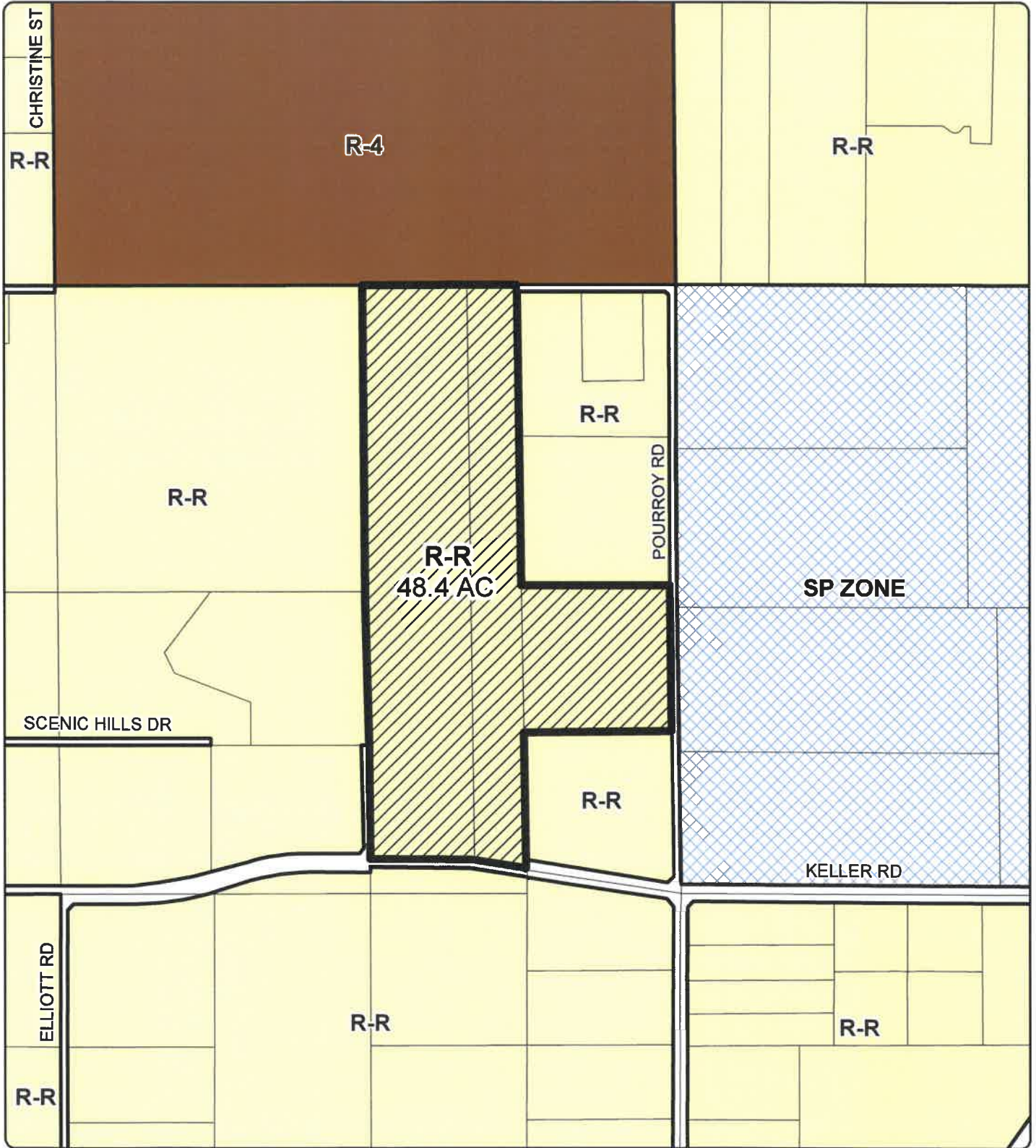
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37089

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 10/29/2019
Exhibit 2



Zoning Area: French Valley

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.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

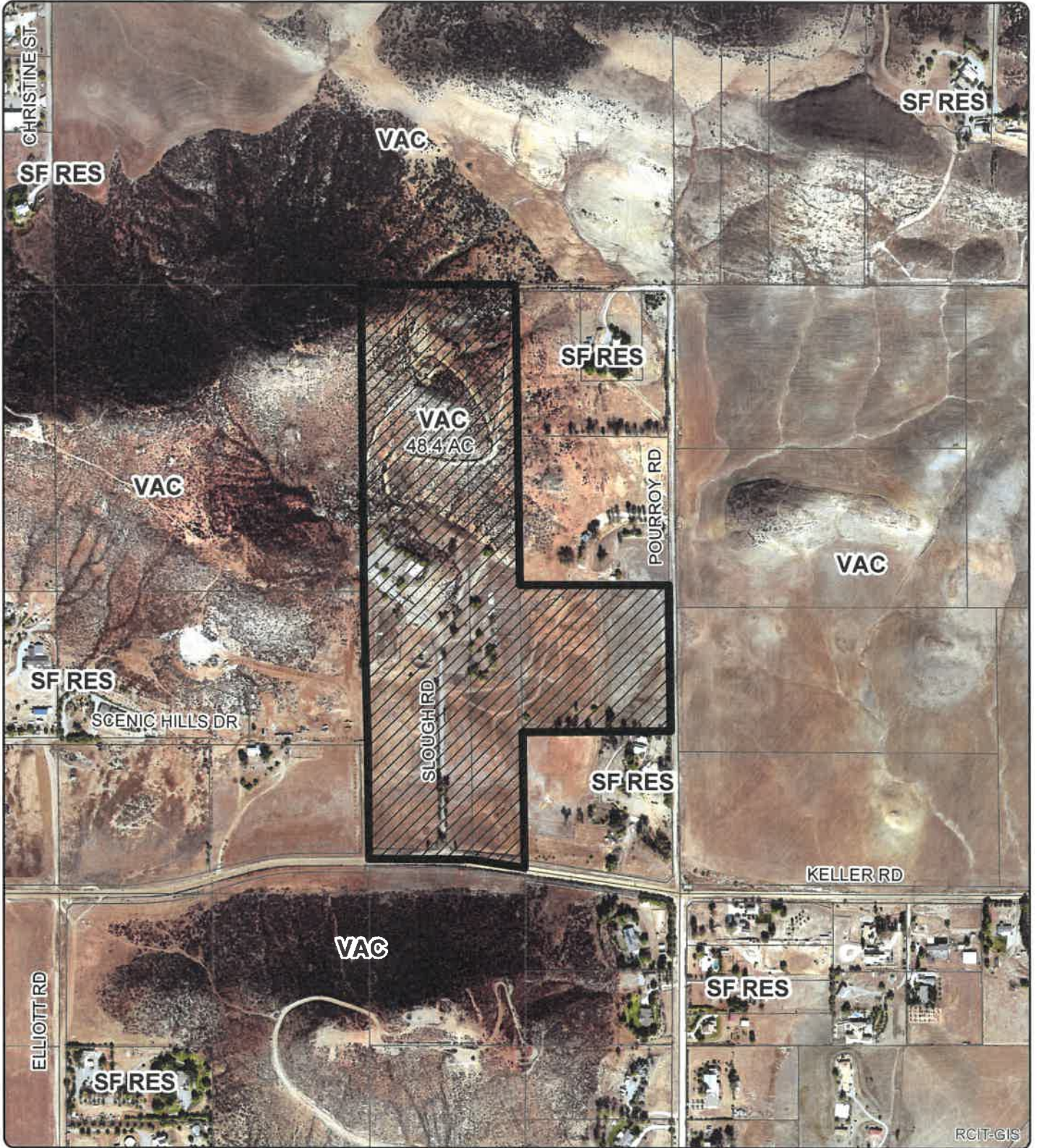
TR37089

LAND USE

Supervisor: Washington
District 3

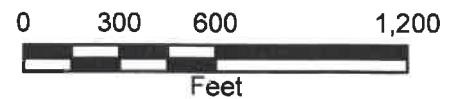
Date Drawn: 10/29/2019

Exhibit 1



Zoning Area: French Valley

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>

TENTATIVE TRACT MAP 37089

UPDATED: 8/23/2018

IN UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, CALIFORNIA

CLUSTERING CONSISTENCY

CLUSTERING POLICY: THE ALLOWABLE DENSITY OF A PARTICULAR LAND USE DESIGNATION MAY BE CLUSTERED IN THE PORTION OF THE SITE IN SMALLER LOTS, AS LONG AS THE RATIO OF DWELLING UNITS/AREA REMAINS WITHIN THE ALLOWABLE DENSITY RANGE ASSOCIATED WITH THE DESIGNATION. THE REST OF THE SITE WOULD THEN BE PRESERVED AS OPEN SPACE OF A USE COMPATIBLE WITH OPEN SPACE.

LAND USE DESIGNATION: ALLOWABLE DENSITY 10-15 D.U./AC. PROPOSED DENSITY: 10-15 D.U./AC.

OWNER/APPLICANT

OLEN PROPERTIES
SEVEN CORPORATE PLAZA
NEWPORT BEACH, CA 92660
PHONE: (949) 739-7221
CONTACT: JIM LEE, LYNN

ENGINEER

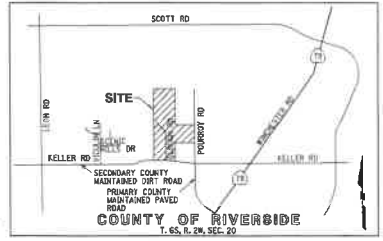
RECT ENGINEERING COMPANY
1710 JOHN AVE. SUITE 100
RIVERSIDE, CA 92507
PHONE: (951) 519-2101
FAX: (951) 519-2102
CONTACT: RICHARD O'NEILL

ASSESSOR PARCEL NUMBERS

472-090-003, 472-090-021, 472-090-024

LEGAL DESCRIPTION

PORTION OF PARCEL 1500 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 86 PAGE 81 OF PARCEL MAPS. RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND A PORTION OF THE WEST 1/4 OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S48R4E.



LOT MATRIX

LOT NO.	NET AREA (AC)	GROSS AREA (AC)	AVG. WIDTH (FT)	AVG. LENGTH (FT)
1	1.0	1.6	211'	206'
2	1.0	1.5	213'	203'
3	1.4	1.5	369'	349'
4	1.4	1.7	281'	245'
5	1.0	1.1	423'	291'
6	1.0	1.1	181'	288'
7	1.4	1.7	195'	298'
8	1.4	1.7	207'	294'
9	1.4	1.6	209'	294'
10	1.1	1.1	181'	288'
11	1.0	1.1	181'	288'
12	1.5	1.6	238'	303'
13	2.4	2.4	186'	410'
14	1.5	1.5	213'	292'
15	1.5	1.5	231'	285'
16	1.0	1.2	150'	295'
17	1.0	1.2	150'	295'
18	1.0	1.2	150'	295'
19	1.0	1.2	150'	295'
20	1.0	1.3	148'	308'
21	1.0	1.3	148'	308'

LOT NO.	NET AREA (AC)	GROSS AREA (AC)	AVG. WIDTH (FT)	AVG. LENGTH (FT)
22	2.2	2.5	299'	278'
23	1.2	1.3	171'	298'
24	1.4	1.6	211'	298'
25	13.0	13.0	612'	840'

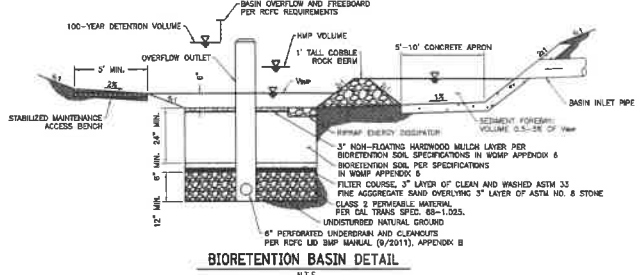
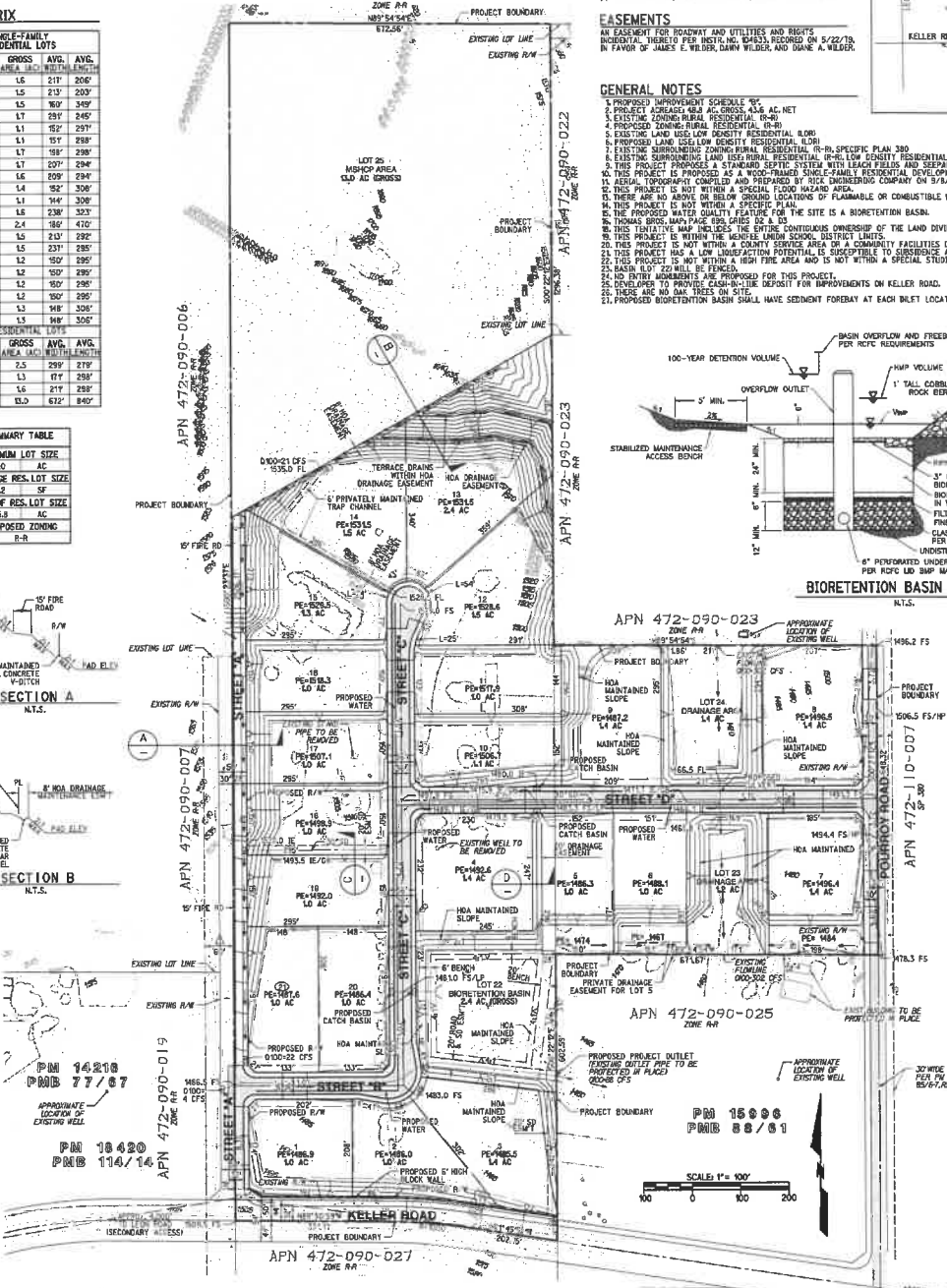
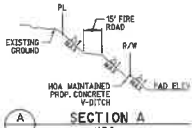
SUMMARY TABLE

MINIMUM LOT SIZE: 1.0 AC

AVERAGE RES. LOT SIZE: 1.2 SF

SUM OF RES. LOT SIZE: 25.3 AC

PROPOSED ZONING: R-R



HIGHWAY 78 POLICY CALCULATION

HIGHWAY 78 POLICY AREA REQUIRES A 20% REDUCTION IN TRAFFIC. R-R/AL ALLOWABLE DENSITY = 2 D.U./AC. 25.3 AC x 2 D.U./AC = 50.6 D.U. ALLOWED. 88 D.U./ALB AC x 1.4 AC/D.U./AC PER HIGHWAY 78 POLICY = 123.2 D.U./AC. 123.2 D.U./AC - 50.6 D.U./AC = 72.6 D.U./AC. PROPOSED DENSITY = 10 D.U./AC.

ESTIMATED GRADING QUANTITIES

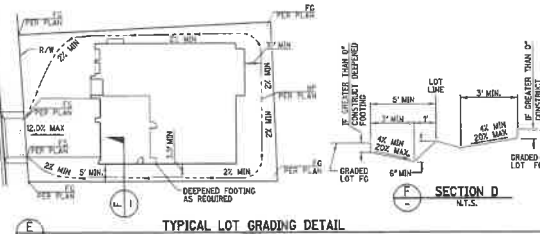
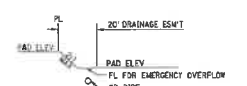
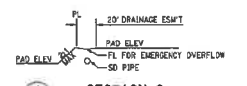
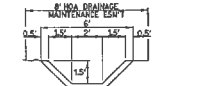
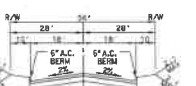
ESTIMATED EXCAVATION: 270,000 C.Y.
ESTIMATED EMBANKMENT: 270,000 C.Y.

UTILITY PURVEYORS

SEWER: EMD
WATER: EMD
ELECTRICITY: SOUTHERN CALIFORNIA GAS
TELEPHONE: SOUTHERN CALIFORNIA EDISON
CABLE: THE WARNER CABLE

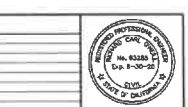
ABBREVIATIONS

AC: ACRES
APPROX.: APPROXIMATELY
AVG.: AVERAGE
CENT: CENTERLINE
CL: CENTERLINE
D.U.: DWELLING UNIT
ELEV.: ELEVATION
EMD: EASTERN MUNICIPAL WATER DISTRICT
EXIST.: EXISTING
EX. LINE: EXISTING LINE
F.S.: FINISHED SURFACE
H.S.P.: HOMEOWNER'S SPECIFICATION
H.S.P. SPECIES: HABITAT CONSERVATION PLAN
PROF.: PROPOSED
RES.: RESIDENTIAL
R/W: RIGHT-OF-WAY
STORM DRAIN: STORM DRAIN
SPEC. PLAN: SPECIFIC PLAN



PRELIMINARY NOT FOR CONSTRUCTION

DATE	BY	REVISIONS



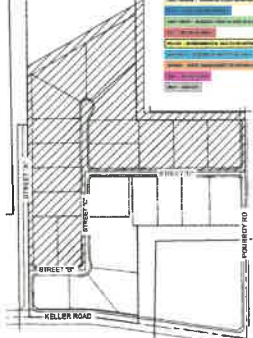
TENTATIVE TRACT MAP 37089 FOR OLEN PROPERTIES



IN UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP 37089
 UPDATED: 07/09/2018

COMPLEMENT LEGEND

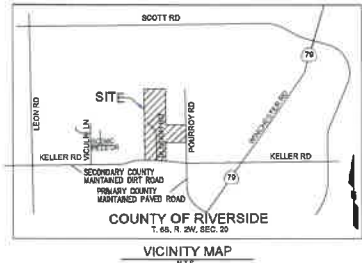
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100



PROJECT DIRECTORY

OWNER/APPLICANT
 OLYMPIA
 5000 CORPORATE PLAZA
 1700 BINGHAM DRIVE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 519-3727
 CONTACT: DALE LYON

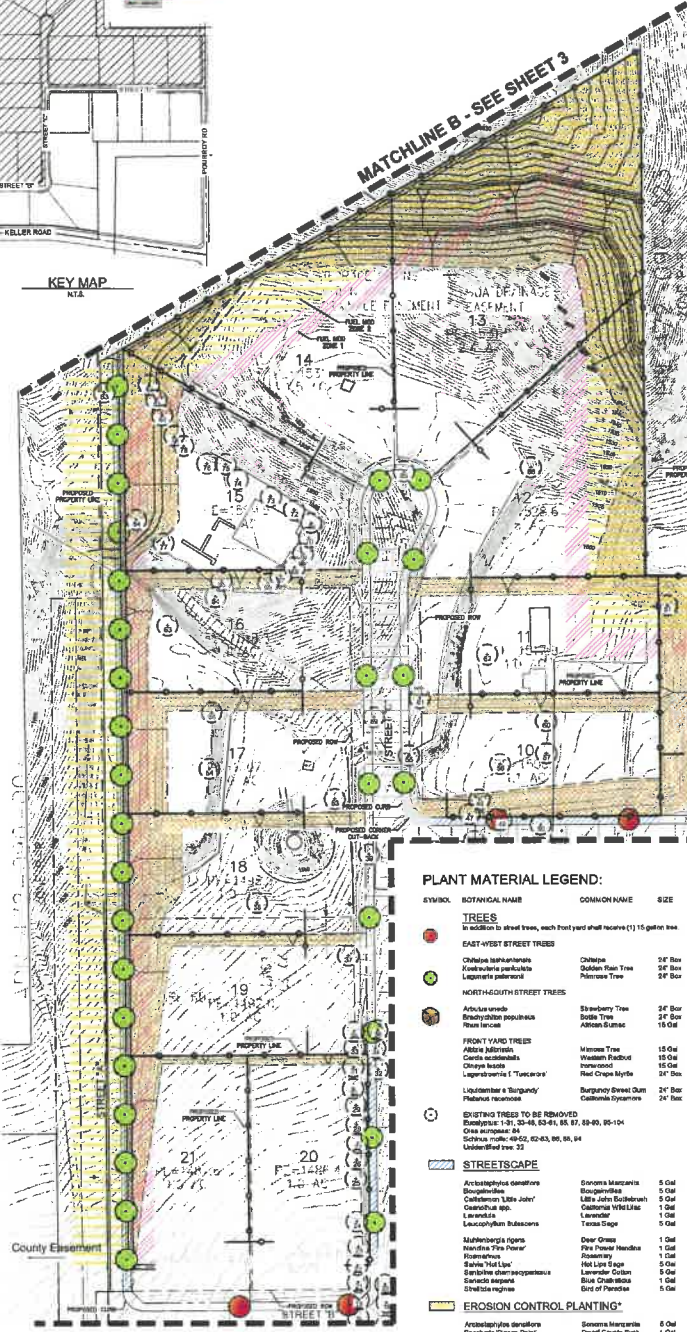
LANDSCAPE ARCHITECT
 RIZZ ENGINEERING COMPANY
 1710 BINGHAM DRIVE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 519-3727
 FAX: (951) 752-0725
 CONTACT: MICHAEL SALADIN



LANDSCAPE NOTES

- LANDSCAPING SHALL BE PROVIDED TO MINIMIZE THE VISUAL IMPACT OF STRUCTURES, WALLS AND GRADING SLOPES.
- DOMESTIC LANDSCAPING SHALL EMPHASIZE THE USE OF NATIVE, WATER CONSERVING, FIRE RESISTANT, AND DEER TOLERANT PLANTS THAT WILL BLEND WITH THE NATURAL VEGETATION. LANDSCAPING SHALL NOT CREATE A FUEL MANAGEMENT PROBLEM WHEN THE VEGETATION MATURES.
- AVOID PLANTING TREES AND SHRUBS IN STRAIGHT LINES TO DEFINE PROPERTY BOUNDARIES, DRIVEWAYS OR EDGES. PLANTS SHALL BE CLUSTERED INFORMALLY TO BLEND WITH NATURAL VEGETATION.
- IRRIGATION SYSTEMS SHALL BE WATER-EFFICIENT AND SUPPLEMENT THE USE OF DROPP SYSTEMS, SUBIRRIGATORS AND LOW PRECIPITATION SPRAYS HEADS. AN AUTOMATIC CONTROLLER SHALL BE INSTALLED WITH ALL IRRIGATION SYSTEMS.
- THE BOUNDARY BETWEEN MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENTS SHALL BE WELL BUFFERED WITH PLANTING.
- SHRUB PLANTING AREAS TO RECEIVE 3" MULCH AND 2" IN GROUND COVER FROM FLAT AREAS ON SLOPES LESS THAN 3:1.

NOTE:
 ALL PLANTING & IRRIGATION SHALL MEET THE COUNTY OF RIVERSIDE ORDINANCE 889.3, KNOWN AS THE WATER-EFFICIENT LANDSCAPE REQUIREMENTS.



PLANT MATERIAL LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING FACTOR	PLANT
TREES					
In addition to street trees, each front yard shall receive (1) 15 gallon tree					
EAST-WEST STREET TREES					
●	Chilopsis salтанiana	Chilopsis	24" Box	Per Plan	2
●	Washingtonia robusta	Golden Palm Tree	24" Box	Per Plan	2
●	Lagotis palmifera	Manzanita Tree	24" Box	Per Plan	2
NORTH-SOUTH STREET TREES					
●	Artocarpus venusta	Starburr Tree	24" Box	Per Plan	2
●	Bryalesia pedunculata	Sage Tree	24" Box	Per Plan	2
●	Rosa laurina	Albino Rose	18" Dia	Per Plan	2
FRONT YARD TREES					
●	Albizia julibrissin	Humming Tree	18" Dia	Per Plan	2
●	Cercis canadensis	Western Redbud	18" Dia	Per Plan	2
●	Chilipa laevis	Hummingbird	18" Dia	Per Plan	2
●	Lagerströmia 1" Truncata	Red Crape Myrtle	24" Dia	Per Plan	5
●	Liquidambar & Burgundy	Burgundy Sweet Gum	24" Dia	Per Plan	3
●	Platanus racemosa	California Sycamore	24" Dia	Per Plan	3
SPACING TREES TO BE REMOVED					
○	Species: 1-9; 23-45; 53-61; 65; 67; 69-80; 85-104				
○	Other species: 49-52; 62-63; 66; 81; 94				
○	Undesired tree: 22				
STREETSCAPE					
●	Arctostaphylos oregonensis	Sierrita Manzanita	5 Gal	Per Plan	2
●	Bougainvillea	Bougainvillea	5 Gal	Per Plan	2
●	Ceanothus 'Lilly Joint'	Lilly Joint Ceanothus	5 Gal	Per Plan	2
●	Ceanothus sp.	Ceanothus	1 Gal	Per Plan	2
●	Lavandula	Lavender	1 Gal	Per Plan	2
●	Leucodermis rubra	Tea Olive	5 Gal	Per Plan	2
●	Madronea argentea	Deer Grass	1 Gal	Per Plan	5
●	Nandina 'Fire Power'	Fire Power Nandina	1 Gal	Per Plan	5
●	Yucca filifera	Yucca	1 Gal	Per Plan	5
●	Santolina 'Hot Lip'	Hot Lip Sage	5 Gal	Per Plan	2
●	Santolina chamaecrista	Golden Cushion	5 Gal	Per Plan	2
●	Sanadula asperum	Blue Crabapple	1 Gal	Per Plan	2
●	Shrub rose	Shrub of Paradise	5 Gal	Per Plan	2
EROSION CONTROL PLANTING*					
●	Arctostaphylos oregonensis	Sierrita Manzanita	6 Gal	Per Plan	2
●	Baccharis 'Tropic Point'	Coast Coyote Bush	1 Gal	Per Plan	2
●	Bougainvillea	Bougainvillea	5 Gal	Per Plan	2
●	Calceolaria speciosa	Black Bush	1 Gal	Per Plan	2
●	Ceanothus sp.	California Wild Lilac	1 Gal	Per Plan	2
●	Malosiphonum bicoloratum	Alamo Buckwheat	1 Gal	Per Plan	2
●	Rhus integrifolia	Lemonade Berry	5 Gal	Per Plan	2
●	Rhus speciosa	Golden Currant	1 Gal	Per Plan	2
●	Rhus virens	Red Flowering Currant	1 Gal	Per Plan	2
●	Rhus glabra	Waxleaf Currant	1 Gal	Per Plan	2
●	Stenandrium crinitum	Juglans	1 Gal	Per Plan	2

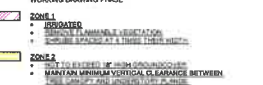
BASIN BOTTOM
 Detention Basin Hydrostatic
 PERENNIAL RYE 200' Dia HYBRID BERMUDA 174 lbs/acre
 WOOD FIBER MULCH 2000 M/ANDEUR 120'

WALL PLANTING
 All perimeter block and retaining walls to be planted with the following trees (alternating at 5' o.c.):
 Madroñera argentea Cat's Paw
 Parthenocissus vitacea Boston Ivy

FUEL MOD

Arctostaphylos oregonensis	Yarrow Woolly	1 Gal	Per Plan	2
Arctostaphylos oregonensis 'Pink Castle'	Pink Castle Arctostaphylos	1 Gal	Per Plan	2
Bougainvillea	Bougainvillea	5 Gal	Per Plan	2
Baccharis 'Tropic Point'	Coast Coyote Bush	1 Gal	Per Plan	2
Ceanothus sp.	California Wild Lilac	1 Gal	Per Plan	2
Rhus glabra	Red Flowering Currant	1 Gal	Per Plan	2
Rhus virens	Waxleaf Currant	5 Gal	Per Plan	2
Baccharis glabra	Black Bush	1 Gal	Per Plan	2
Baccharis glabra	Juglans	1 Gal	Per Plan	2

PRELIMINARY DEFENSIBLE SPACE ZONES
 FUEL MODIFICATION PLAN WILL BE PREPARED DURING FINAL WORKING DRAWINGS PHASE



WALL LEGEND:

- 8" HIGH BLOCK WALL, ONE-SIDE SPLIT FACE ALONG POLYDRY, KELLER AND STREET "A". ALL OTHER BLOCK WALL SHALL BE PRECISION BLOCK
- 5" HIGH TUBULAR STEEL FENCE
- 6" HIGH VINYL PRIVACY FENCE

IRRIGATION NOTES

- NO OVERHEAD IRRIGATION ALLOWED WITHIN 2' OF NON-IRRIGABLE SURFACES.
- SUBSURFACE OR DRAINAGE IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET WIDE.

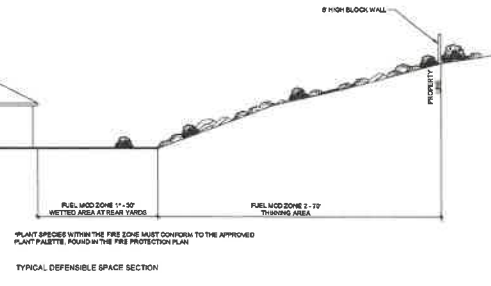
PRELIMINARY NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

CONSTRUCTION DOCUMENT NOTE

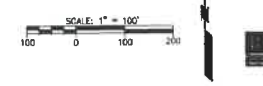
PRIOR TO PROJECT CONSTRUCTION, OWNER TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT LIMITED TO: ORDINANCE 165.3, ORDINANCE 344, ORDINANCE 881; PROJECT CONDITIONS OF APPROVAL, AND IN SUCH MANNER AS TO BE NECESSARY TO BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW. THE ORDINANCES BE REVIEWED, PLAN MAY BE SUBJECT TO CHANGE.

SIGNATURE _____ DATE _____

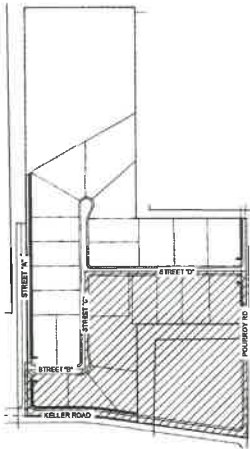
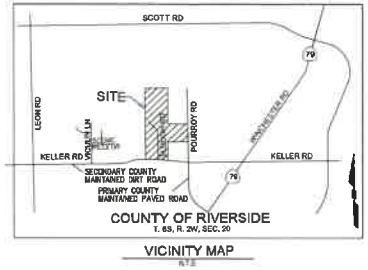


TYPICAL DEFENSIBLE SPACE SECTION

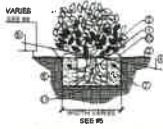
PRELIMINARY LANDSCAPE MASTER PLAN (1 OF 3)
 TTM 37089 FOR
 OLEN PROPERTIES



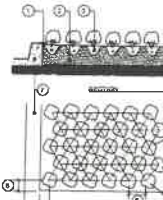
IN UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP 37089
 UPDATED: 07/09/2018



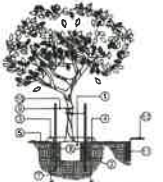
KEY MAP
 N.T.S.



SHRUB PLANTING DETAIL
 NOT TO SCALE

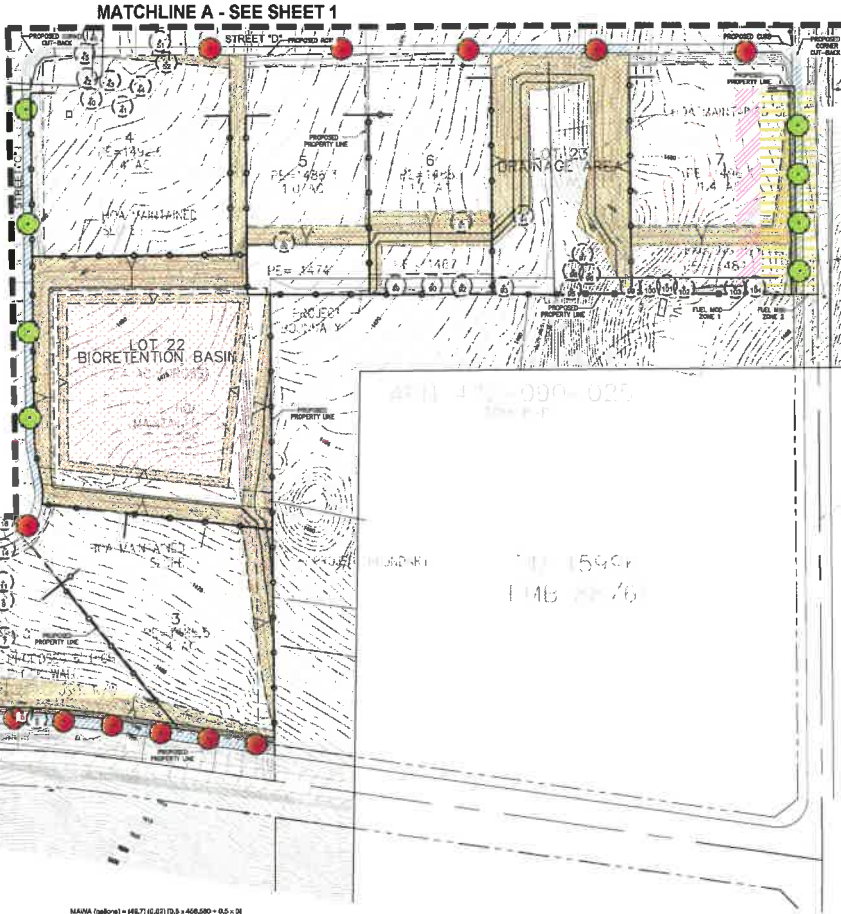


GROUND COVER PLANTING DETAIL
 NOT TO SCALE



TREE PLANTING DETAIL
 NOT TO SCALE

NOTE:
 LOCATE ROOT BARRIER WHERE TRUNK IS 10' OR CLOSER TO ADJACENT PAVING OR WHERE ANY TREE IS 18' OR GREATER IN DBH FROM THE PUBLIC RIGHT-OF-WAY. THE ROOT BARRIER IS TO BE PLACED PARALLEL TO AND AGAINST CURB OR PAVING. INSTALL ROOT BARRIER AND GRAVE BACKFILL PER MANUFACTURER'S RECOMMENDATIONS. SEE PLANTING SPEC. FOR ROOT BARRIER SPECIFICATIONS. LENGTH OF ROOT BARRIER SHALL BE EQUAL TO THE MATURE CROWN WIDTH OF THE TREE.



LANDSCAPE NOTES

- LANDSCAPING SHALL BE PROVIDED TO MINIMIZE THE VISUAL IMPACT OF STRUCTURES, WALLS AND GRADING SLOPES.
- DOMESTIC LANDSCAPING SHALL EMPHASIZE THE USE OF NATIVE, WATER CONSERVING, FIRE RESISTANT, AND DEER TOLERANT PLANTS THAT WILL BLEND WITH THE NATURAL VEGETATION. LANDSCAPING SHALL NOT CREATE A PEST MANAGEMENT PROBLEM WHEN THE VEGETATION MATURATES.
- AVOID PLANTING TREES AND SHRUBS IN STRAIGHT LINES TO DEFINE PROPERTY BOUNDARIES, DRIVEWAYS OR EDGES. PLANTS SHALL BE CLUSTERED INFORMALLY TO BLEND WITH NATURAL VEGETATION.
- IRRIGATION SYSTEMS SHALL BE WATER-EFFICIENT AND EMPHASIZE THE USE OF DUMP EMITTERS. SUBIERS ARE LOW PRECIPITATION & PRIVATE HEADS. AN AUTOMATIC CONTROLLER SHALL BE INSTALLED WITH ALL IRRIGATION SYSTEMS.
- THE BOUNDARY BETWEEN MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENTS SHALL BE WELL BUFFERED WITH PLANTING.
- SHRUB PLANTING AREAS TO RECEIVE 2" MULCH AND 1" IN GROUND COVER FROM FLAT AREAS ON SLOPES LESS THAN 3:1.

NOTE:
 ALL PLANTING & IRRIGATION SHALL MEET THE COUNTY OF RIVERSIDE ORDINANCE 856.2, KNOWN AS THE WATER-EFFICIENT LANDSCAPE REQUIREMENTS.

WALL LEGEND:

- 6" HIGH BLOCK WALL ONE SIDED SPLIT FACE ALONG POURWAY, KELLER AND STREET "A". ALL OTHER BLOCK WALL SHALL BE PRECISION BLOCK
- 5' HIGH TUBULAR STEEL FENCE
- 5'-6" HIGH VINYL PRIVACY FENCE

MANNA (gal/yr) = 68.7 (0.67) (2.8 + 608.880) = 0.6 - 0'
MANNA (gal/yr) = 68.7 (0.67) (0.85) (229.294)
MANNA * 1.06 (SAC gal/yr) = 72.8

STREETSCAPE - CURB / LOW

SAWU (gal/yr) = 68.7 (0.82) (0.2 + 28.078) / .80 (0)
 EAWU (gal/yr) = 68.7 (0.82) (0.55) (6.88)
 SAWU (gal/yr) = 68.7 (0.82) (6.16)
 EAWU (gal/yr) = 173.10

WATER QUALITY BASIN - ROTOR / LOW

SAWU (gal/yr) = 68.7 (0.82) (0.2 + 44.182) / .85 (0)
 EAWU (gal/yr) = 68.7 (0.82) (1.28) (6.88)
 SAWU (gal/yr) = 68.7 (0.82) (6.88)
 EAWU (gal/yr) = 206.34

WATER QUALITY SLOPES - ROTOR / LOW

SAWU (gal/yr) = 68.7 (0.82) (0.2 + 58.766) / .85 (0)
 EAWU (gal/yr) = 68.7 (0.82) (1.74) (6.88)
 SAWU (gal/yr) = 68.7 (0.82) (10.334)
 EAWU (gal/yr) = 518.29

ONSETT SLOPES - ROTOR / LOW

SAWU (gal/yr) = 68.7 (0.82) (0.2 + 239.089) / .80 (0)
 EAWU (gal/yr) = 68.7 (0.82) (7.21) (6.88)
 SAWU (gal/yr) = 68.7 (0.82) (88.015)
 EAWU (gal/yr) = 2386.64

NATURAL SLOPES - ROTOR / LOW

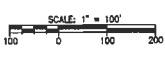
SAWU (gal/yr) = 68.7 (0.82) (0.2 + 59.766) / .85 (0)
 EAWU (gal/yr) = 68.7 (0.82) (1.74) (6.88)
 SAWU (gal/yr) = 68.7 (0.82) (13.833)
 EAWU (gal/yr) = 626.29

TOTAL EAWU = 3,314,692 GAL/YR
 MAWA = 7,065,243 GAL/YR

PRELIMINARY WATER BUDGET CALCULATION

PRELIMINARY NOT FOR CONSTRUCTION

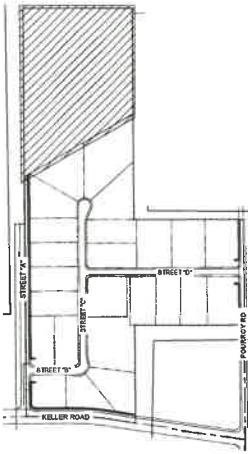
DATE	BY	REVISIONS



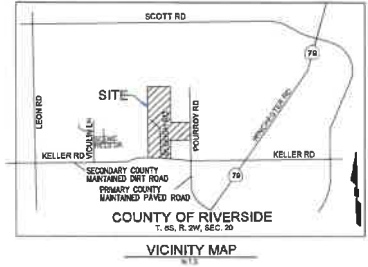
PRELIMINARY LANDSCAPE MASTER PLAN (2 OF 3)
TTM 37089 FOR
OLEN PROPERTIES

TENTATIVE TRACT MAP 37089

UPDATED: 07/09/2018



KEY MAP
RCL



LANDSCAPE NOTES

1. LANDSCAPING SHALL BE PROVIDED TO MINIMIZE THE VISUAL IMPACT OF STRUCTURES, WALLS AND GRADING SLOPES.
2. DOMESTIC LANDSCAPING SHALL EMPHASIZE THE USE OF NATIVE, WATER CONSERVING, FIRE RESISTANT, AND DEER TOLERANT PLANTS THAT BLEND WITH THE NATURAL VEGETATION. LANDSCAPING SHALL NOT CREATE A FUEL MANAGEMENT PROBLEM WITH THE VEGETATION MATRIXES.
3. AVOID PLANTING TREES AND SHRUBS IN STRAIGHT LINES TO DEFINE PROPERTY BOUNDARIES, DRIVEWAYS OR EXES. PLANTS SHALL BE CLUSTERED INFORMALLY TO BLEND WITH NATURAL VEGETATION.
4. IRRIGATION SYSTEMS SHALL BE WATER EFFICIENT AND EMPHASIZE THE USE OF Drip Emitters, Mulsers and Low Precipitation Spray Heads. AN AUTOMATIC CONTROLLER SHALL BE INSTALLED WITH ALL IRRIGATION SYSTEMS.
5. THE BOUNDARY BETWEEN MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENTS SHALL BE WELL BUFFERED WITH PLANTING.
6. SHRUB PLANTING AREAS TO RECEIVE 3" MIN CH AND 1" IN GROUND COVER FROM FLAT AREAS OR SLOPES LESS THAN 3:1.

NOTE:

ALL PLANTING & IRRIGATION SHALL MEET THE COUNTY OF RIVERSIDE ORDINANCE 882, KNOWN AS THE WATER EFFICIENT LANDSCAPE REQUIREMENTS.



WALL LEGEND:

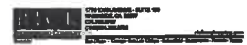
- | SYMBOL | DESCRIPTION |
|---------------------------------|---|
| (Symbol: Dashed line with dots) | 6" HIGH BLOCK WALL, ONE SIDED SPLIT FACE ALONG PROPERTY, KELLER AND STREET 'A'. ALL OTHER BLOCK WALL SHALL BE PRECISION BLOCK |
| (Symbol: Solid line with dots) | 5' HIGH TUBULAR STEEL FENCE |
| (Symbol: Solid line with dots) | 5' HIGH VINYL PRIVACY FENCE |

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

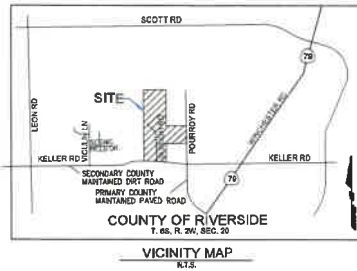
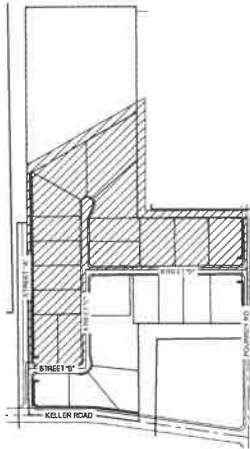


PRELIMINARY LANDSCAPE
MASTER PLAN (3 OF 3)
TTM 37089 FOR
OLEN PROPERTIES



TENTATIVE TRACT MAP 37089

UPDATED: 07/09/2018



KEY MAP
K.T.S.

MAINTENANCE RESPONSIBILITIES:

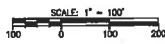
- SYMBOL DESCRIPTION
- HOME OWNERS ASSOCIATION
100,072 SF
 - HOME OWNER
303,618 SF



MATCHLINE A - SEE SHEET 2

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

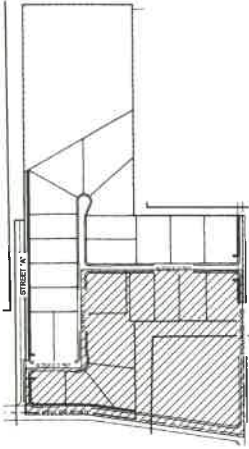


PRELIMINARY LANDSCAPE
MAINTENANCE PLAN (1 OF 3)
TTM 37089 FOR
OLEN PROPERTIES

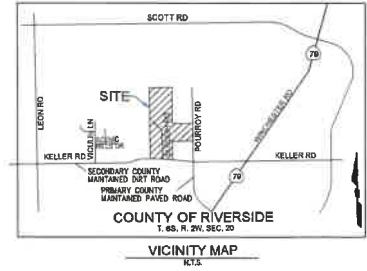


TENTATIVE TRACT MAP 37089

UPDATED: 07/09/2018



KEY MAP
N.T.S.

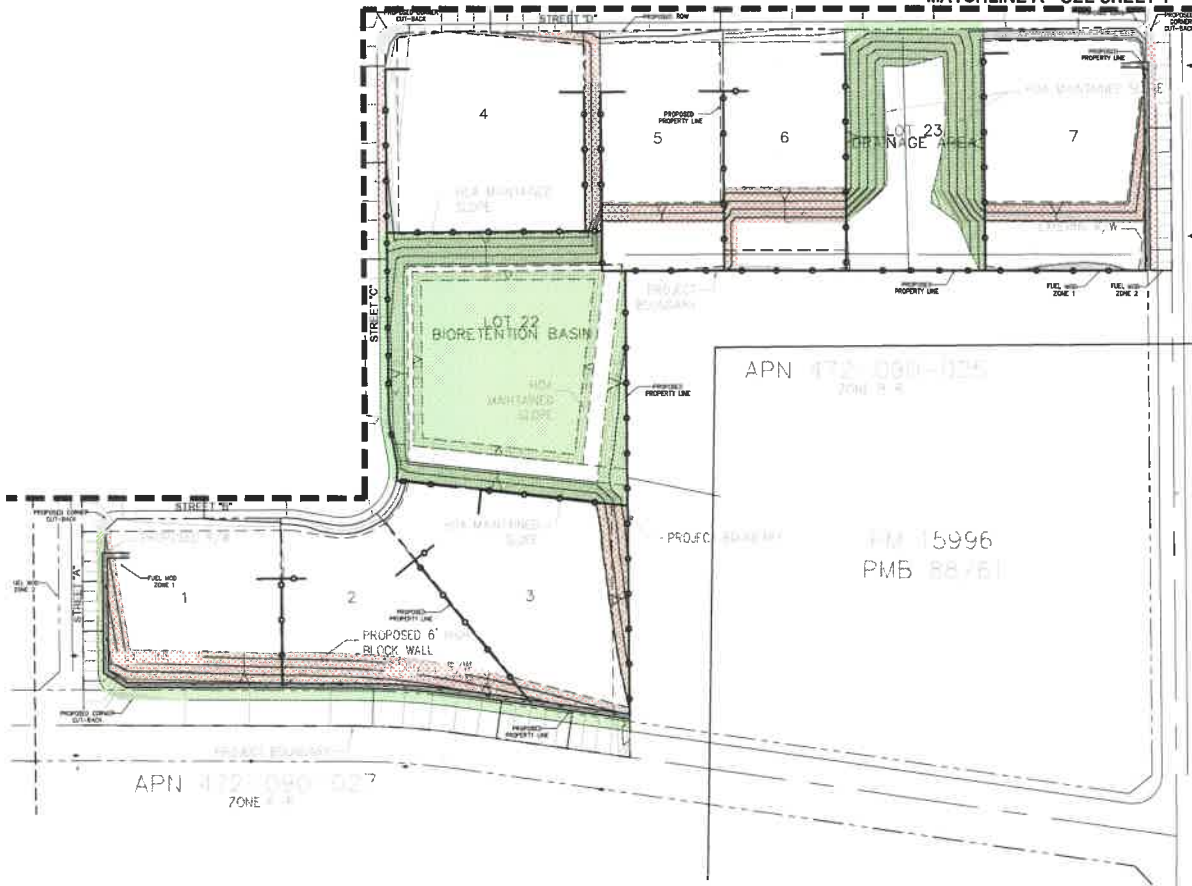


VICINITY MAP
N.T.S.

MAINTENANCE RESPONSIBILITIES:

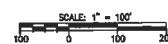
SYMBOL	DESCRIPTION
	HOME OWNERS ASSOCIATION 10822 SF
	HOME OWNER 333 018 SF

MATCHLINE A - SEE SHEET 1



PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

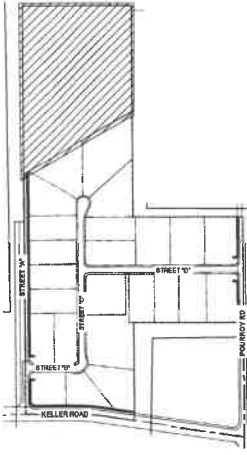


PRELIMINARY LANDSCAPE
MAINTENANCE PLAN (2 OF 3)
TTM 37089 FOR
OLEN PROPERTIES

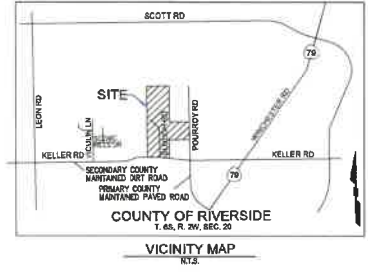


TENTATIVE TRACT MAP 37089

UPDATED: 07/09/2018



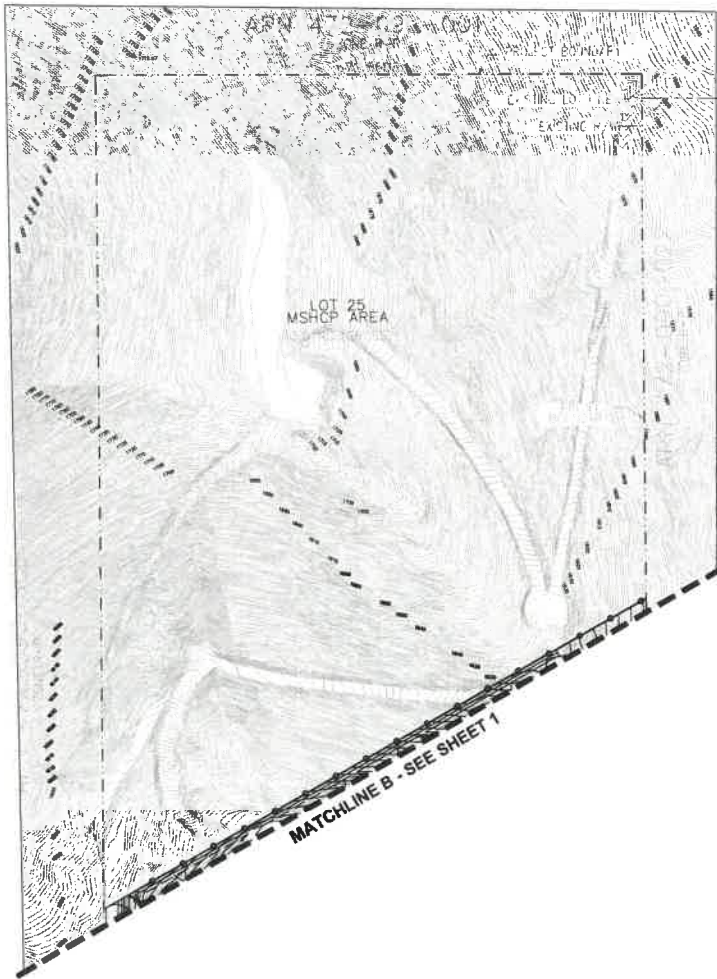
KEY MAP
A.C.A.



VICINITY MAP
N.T.S.

MAINTENANCE RESPONSIBILITIES:

- SYMBOL DESCRIPTION
- HOME OWNERS ASSOCIATION
18,372 SF
 - HOME OWNER
352,018 SF



WALL LEGEND:

- BRICK
- 6" HIGH BLOCK WALL, ONE SIDED SPLIT FACE ALONG POLARROY, KELLER AND STREET "A". ALL OTHER BLOCK WALL SHALL BE PRECISION BLOCK
- 6" HIGH TUBULAR STEEL FENCE
- 6" HIGH VINYL PRIVACY FENCE

PRELIMINARY
NOT FOR CONSTRUCTION

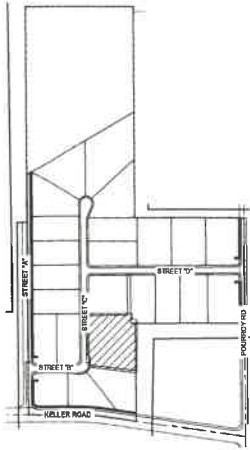
DATE	BY	REVISIONS



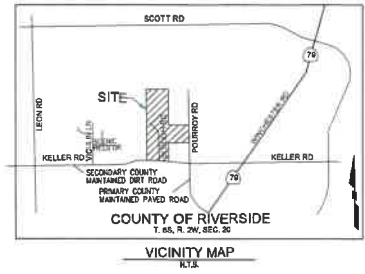
PRELIMINARY LANDSCAPE
MAINTENANCE PLAN (3 OF 3)
TTM 37089 FOR
OLEN PROPERTIES



IN UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP 37089
 UPDATED: 07/09/2018



KEY MAP
1/4"

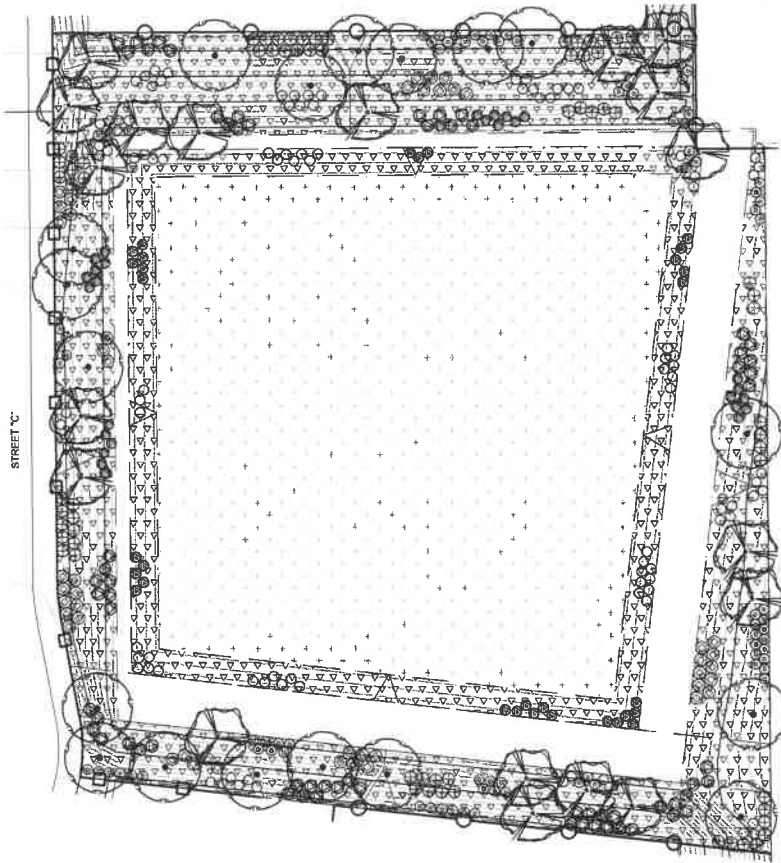


VICINITY MAP
1/4"

LANDSCAPE NOTES

1. LANDSCAPING SHALL BE PROVIDED TO MINIMIZE THE VISUAL IMPACT OF STRUCTURES, WALLS AND GRADING SLOPES.
2. DOMESTIC LANDSCAPING SHALL EMPHASIZE THE USE OF NATIVE, WATER CONSERVING, FIRE RESISTANT, AND DEER TOLERANT PLANTS THAT WILL BLEND WITH THE NATURAL VEGETATION. LANDSCAPING SHALL NOT CREATE A FUEL MANAGEMENT PROBLEM WHEN THE VEGETATION MATURES.
3. AVOID PLANTING TREES AND SHRUBS IN STRAIGHT LINES TO DEFINE PROPERTY BOUNDARIES, DRIVEWAYS OR EDGES. PLANTS SHALL BE CLUSTERED INFORMALLY TO BLEND WITH NATURAL VEGETATION.
4. IRRIGATION SYSTEMS SHALL BE WATER EFFICIENT AND EMPHASIZE THE USE OF DRIP FEEDING, BUBBLERS AND LOW PRECIPITATION SPRAY HEADS. AN AUTOMATIC CONTROLLER SHALL BE INSTALLED WITH ALL IRRIGATION SYSTEMS.
5. THE BOUNDARY BETWEEN MULTIFAMILY AND SINGLE-FAMILY DEVELOPMENTS SHALL BE WELL BUFFERED WITH PLANTING.
6. SHRUB PLANTING AREAS TO RECEIVE 2" MULCH AND 1" IN GROUND COVER FROM FLAT AREAS ON SLOPES LESS THAN 3:1.

NOTE:
 ALL PLANTING & IRRIGATION SHALL MEET THE COUNTY OF RIVERSIDE ORDINANCE 899.2, KNOWN AS THE WATER EFFICIENT LANDSCAPE REQUIREMENTS.



BIORETENTION BASIN - LOT 22 ENLARGEMENT

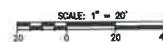
DETENTION BASIN PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR
	<i>Arbutus unedo</i>	Strawberry Tree	24" Box	.2
	<i>Platanus racemosa</i>	California Sycamore	24" Box	.5
	<i>Arctostaphylos densiflora</i>	Sonoma Manzanita	5 Gal	.2
	<i>Bougainvillea spectabilis</i>	Bougainvillea	5 Gal	.2
	<i>Ceanothus</i> spp.	California Wild Lilac	1 Gal	.2
	<i>Calycanthus occidentalis</i>	Spice Bush	1 Gal	.5
	<i>Ribes aureum</i>	Golden Currant	1 Gal	.2
	<i>Ribes sanguineum</i>	Red Flowering Currant	1 Gal	.5
	<i>Baccharis</i> p. 'Pigeon Point'	Dwarf Coyote Brush	Flats	.2
	Bermuda & Perennial Rye Hydroseed			

*All slopes (outside of the natural conservation area) equal to or greater than 3:1 in vertical height shall be planted with groundcover (HOA/CSA maintained areas to have groundcover of 1 Gal @ 38" o.c. and private lots shall have flats @ 12" o.c.). Slopes exceeding 15 feet in vertical height shall be planted with shrubs spaced at no more than 10' o.c. OR trees spaced not to exceed 20' o.c. OR a combination of such shrubs and trees at equivalent spacings in addition to groundcover.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

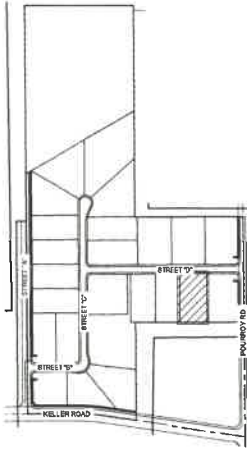


PRELIMINARY LANDSCAPE
 TYPICAL BASIN - LOT 22
 TTM 37089 FOR
 OLEN PROPERTIES

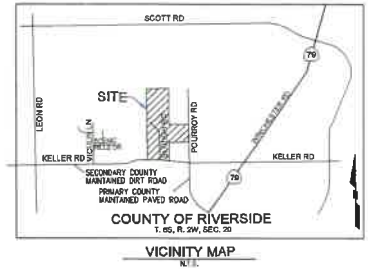


TENTATIVE TRACT MAP 37089

UPDATED: 07/09/2018



KEY MAP
N.T.S.

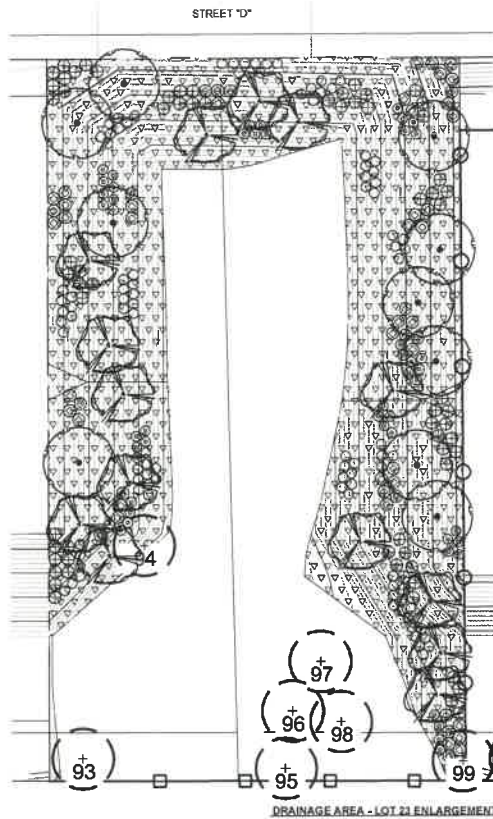


LANDSCAPE NOTES

- LANDSCAPING SHALL BE PROVIDED TO MINIMIZE THE VISUAL IMPACT OF STRUCTURES, WALLS AND GRADING SLOPES.
- DOMESTIC LANDSCAPING SHALL EMPHASIZE THE USE OF NATIVE, WATER CONSERVING, FIRE RESISTANT, AND DEER TOLERANT PLANTS THAT WILL BLEND WITH THE NATURAL VEGETATION. LANDSCAPING SHALL NOT CREATE A FUEL MANAGEMENT PROBLEM WITH THE VEGETATION MATERIALS.
- AVOID PLANTING TREES AND SHRUBS IN STRAIGHT LINES TO DEFINE PROPERTY BOUNDARIES, DRIVEWAYS OR EDGES. PLANTS SHALL BE CLUSTERED INFORMALLY TO BLEND WITH NATURAL VEGETATION.
- IRRIGATION SYSTEMS SHALL BE WATER EFFICIENT AND EMPHASIZE THE USE OF DRIP EMITTERS, BUBBLERS AND LOW PRECIPITATION SPRAY HEADS. AN AUTOMATIC CONTROLLER SHALL BE INSTALLED WITH ALL IRRIGATION SYSTEMS.
- THE BOUNDARY BETWEEN MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENTS SHALL BE WELL BUFFERED WITH PLANTING.
- SHRUB PLANTING AREAS TO RECEIVE 2" MIN. CH AND 1" IN GROUND COVER FROM FLAT AREAS ON SLOPES LESS THAN 3:1.

NOTE:

ALL PLANTING & IRRIGATION SHALL MEET THE COUNTY OF RIVERSIDE ORDINANCE 201 2, KNOWN AS THE WATER-EFFICIENT LANDSCAPE REQUIREMENTS.



DRAINAGE AREA PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR
	<i>Arbutus unedo</i>	Strawberry Tree	24" Box	.2
	<i>Platanus racemosa</i>	California Sycamore	24" Box	.5
	<i>Arctostaphylos densiflora</i>	Sonoma Manzanita	5 Gal	.2
	<i>Bougainvillea spectabilis</i>	Bougainvillea	5 Gal	.2
	<i>Ceanothus</i> spp.	California Wild Lilac	1 Gal	.2
	<i>Calycanthus occidentalis</i>	Spice Bush	1 Gal	.5
	<i>Baccharis</i> p. 'Pigeon Point'	Dwarf Coyote Brush	Flats	.2

*All slopes (outside of the natural conservation area) equal to or greater than 3:1 in vertical height shall be planted with groundcover (HOA/CSA maintained areas to have groundcover of 1 Gal @ 30" o.c. and private lots shall have flats @ 12" o.c.). Slopes exceeding 15 feet in vertical height shall be planted with shrubs spaced at no more than 10' o.c. OR trees spaced not to exceed 20' o.c. OR a combination of such shrubs and trees at equivalent spacings in addition to groundcover.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	REVISIONS



PRELIMINARY LANDSCAPE
TYPICAL DRAINAGE AREA - LOT 23
TTM 37089 FOR
OLEN PROPERTIES





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR37089

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: Russell Brady Title: Project Planner Date: October 11, 2019

Applicant/Project Sponsor: Olen Properties Corporation Date Submitted: March 17, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

Revised: 07/05/19
Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42898 ZCFG06378

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42898
Project Case Type (s) and Number(s): TR37089
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Fernando Solis, Project Planner
Telephone Number: 951-955-8254
Applicant's Name: Olen Development Corporation
Applicant's Address: 7 Corporate Plaza, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description:

The proposed project is located on a 48.4-acre site in the French Valley Zoning District of the Southwest Area Plan within unincorporated Riverside County. The site is generally north of Keller Road, south of Scott Road, west of Pourroy Road and east of Elliot Road on APNs 472-090-020, 021 and 024 (see Figure 1 – Vicinity Map). The applicant is proposing a Schedule B Subdivision of 48.4 acres into 21 two-acre residential lots, one Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) conservation area (13 acres), two drainage lots and one detention basin lot. The preliminary site plan is shown on Figure 2 – Proposed Tentative Tract Map.

The proposed improvements including the residential units, streets and related infrastructure would be clustered generally within the southern portion of the site. Primary access would be from Keller Road along the western property boundary via Street A as depicted in Figure 2. Secondary access would be via Street D and Pourroy Road. Pourroy Road runs north/south generally along the eastern property boundary. The proposed project would generally be laid out in a grid pattern with Street A and Street C running north/south and Street B and Street D running east/west. Residential lots would range from 1.0 to 2.0 acres consistent with Riverside County's Schedule "B" subdivision requirements. A 2.4-acre detention basin defined as Lot 22 would be located north of Lot 3 and east of Street C. The detention basin would discharge to the southeast. Flows would combine with drainage from the Keller 380 Specific Plan project adjacent to and east of the site. A 1.2-acre drainage area lot (Lot 23) would be located between Lots 6 and 7 south of Street D; a 1.4 drainage area lot (Lot 24) would be located north of Street D between Lots 8 and 9. The open space lots would maintain an existing water course that drains an approximately 125 acre area to the north. The 13-acre conservation area (Lot 25) would be located north of Lots 13 and 14 and comprise the northern portion of the project site.

Keller Road along project boundary is designated SECONDARY HIGHWAY and shall be improved with 32 foot half width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 50' half width dedicated right of way, with approved centerline and alignment study, in accordance with County Standard No. 94, Ordinance 461. (32'/50'). A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

Pourroy Road along the project's easterly boundary is designated a local road and is conditioned to be improved with 32-foot part width asphalt concrete pavement, (20 feet on the project side and 12 feet on opposite side of the centerline) within a 60-foot full width dedicated right of way (30 feet on the project side and 30 feet on the opposite side of the centerline). Construction of the project is expected to begin in 2020 and completed in mid-2021.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The following Policies are applicable to the proposed project: LU 9.2, LU 10.1, LU 21.3.

LU 7.1: Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.

Consistent. The proposed project would be consistent with the Estate Density Residential (RC-EDR) land use designation in the Riverside County General Plan, including but not limited to density, use type, and lot size.

LU 7.7: Require buffers to the extent possible between development and watercourses, including their associated habitat.

Consistent. A 1.2-acre open space lot (Lot 23) would be located between Lots 6 and 7 south of Street D; a 1.4 open space lot (Lot 24) would be located north of Street D between Lots 8 and 9. The open space lots would maintain an existing water course that drains an approximately 125 acre area to the north.

LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.

Consistent. The 13-acre conservation area (Lot 25) would be located north of Lots 13 and 14 and comprise the northern portion of the project site.

LU 9.2: Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act.

Consistent. See responses for LU 9.1 and LU 9.2.

LU 10.1: Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.

Consistent. Development fees would be paid to fund fair share contributions to public facilities including fire and police services. Further, the project is proposing to pay the cash in lieu fee for the Keller Road ultimate road improvements.

LU 21.1: Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

Consistent. The project has been oriented on-site to take advantage of natural topography and avoid impacts to habitat areas to the north. Grading would be performed to avoid unvaried and/or unnatural appearances of the finished project.

LU 21.2: Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use.

Consistent. The project would be served by Eastern Municipal Water District and have on-site septic systems for each lot to treat wastewater.

LU 21.3: Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Consistent. See response to LU 9.1.

LU 21.4: Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000-square-foot-minimum lots may be considered.

Consistent. The proposed improvements including the residential units, streets and related infrastructure would be clustered generally within the southern portion of the site. This would allow for the preservation of 13 acres of sensitive biological habitat in the northern portion of the site.

2. Circulation: The following Policies are applicable to the proposed project: C 2.5, C 2.7, C 3.6, C 3.24, C 3.31 – 3.33

C 2.5: The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.

Consistent. See response to LU 10.1.

C 2.7: Maintain a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

Consistent. The subject site is located within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. The Policy ensures that the overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. The policy ensures that trip generation from residential development within the Highway 79 Policy Area produces traffic generation at a level that is nine percent less than the trips project from the General Plan traffic model. This policy has been implemented to not apply to residential land use designations of Low Density Residential (LDR) and below since at these low densities a 9 percent reduction does not result in a meaningful reduction in units or trips. Since the project site is designated as Estate Density Residential (EDR), this policy is not applicable.

C 3.6: Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.

Consistent. The applicant would construct all internal streets and pay in lieu fees for off-site improvements to Keller Road and Pourroy Road.

C 3.24: Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.

Consistent. The project street network has been designed consistent with Riverside County Transportation Department and Fire Department standards.

C 3.31: Through the development review process, identify existing dirt roads serving residential areas which may be impacted by traffic from new developments, and design new developments such that new traffic is discouraged from using existing dirt roads. When this is unavoidable, require that new developments participate in the improvement of the affected dirt roads.

Consistent. Keller Road was paved during the entitlement process for the proposed project. Pourroy Road would be improved as a condition of approval for the proposed project. The applicant would pay in lieu fees for off-site improvements to Keller Road and Pourroy Road.

C 3.32: Support ongoing efforts to identify funding and improve existing dirt roads throughout the County of Riverside.

Consistent. See response to C 3.6 and C 3.31.

C 3.33: Assure all-weather, paved access to all developing areas.

Consistent. See response to C 3.6 and C 3.31.

3. Multipurpose Open Space: The following Policies are applicable to the proposed project: OS 17.1, OS 18.1, OS 19.3, OS 19.6

OS 17.1: Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand-alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand-alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species-specific focused surveys were not required as part of the initial HANS assessment for stand-alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. These surveys were prepared and reviewed with the Tentative Tract Map submittal and review.

Consistent. The proposed project has complied with applicable elements of the MSHCP as discussed in Section 7, Biological Resources.

OS 18.1: Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's and through implementing related Riverside County policies.

Consistent. See response to LU 9.1.

OS 19.3: Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.

Consistent. A Phase I Cultural Resources Assessment was prepared for the project by L&L Environmental, Inc., January 2017 and is provided as Appendix D to the Initial Study.

OS 19.6: Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

Consistent. A Phase I Paleontological Resources Inventory was prepared for the project by L&L Environmental, Inc., February 2016 and is provided as Appendix E.

4. Safety: The following Policies are applicable to the proposed project: S 3.1, S 5.1

S 3.1: Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act:

- a. Preliminary geotechnical and geologic investigations.
- b. Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.
- c. Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.

Consistent. A Geotechnical Report was prepared for the proposed project by P.A. and Associates, Inc. April 2016 and is provided as Appendix F.

S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

- a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.
- b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
- c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment,

and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.

d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.

e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.

f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

Consistent. The project has been reviewed by all relevant departments within Riverside County with respect to design and safety standards. The project is being designed to comply with these standards.

5. Noise: The following Policies are applicable to the proposed project: N 2.2, N 12.2

N 2.2: Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise.

Consistent. A Noise Study was prepared for the project by Birdseye Planning Group, August 2018 and is provided herein as Appendix H.

N 12.2: Utilize dense landscaping to effectively reduce noise. However, when there is a long initial period where the immaturity of new landscaping makes this approach only marginally effective, utilize a large number of highly dense species planted in a fairly mature state, at close intervals, in conjunction with earthen berms, setbacks, or block walls.

Consistent. The project will incorporate a block wall along the frontage with Keller Road to reduce noise associated with anticipated traffic volumes at build out of the planning area. The sound wall combined with landscaping, would address noise issues and ensure that Riverside County standards are met.

6. Housing: The proposed project shall create 21 residential lots. The following Policies are applicable to the proposed project:

HE 1.2: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations

HE 1.7: Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing by the private sector.

7. Air Quality: The following Policies are applicable to the proposed project: AQ 20.10, AQ 20.11, AQ 20.13, AQ 20.20, AQ 23.2, AQ 24.2

AQ 20.10: Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.

Consistent. Architectural elevations and building orientations were designed for each lot to allow efficient use of solar energy should individual owners choose to install solar systems.

AQ 20.11: Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.

Consistent. The project would be designed consistent with Title 24 of the California Energy Code to minimize energy and utility demand

AQ 20.13: Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.

Consistent. The project would be designed to minimize water use for potable and landscaping purposes.

AQ 20.20 Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills.

Consistent. It is assumed the project would comply with AB 341 and recycle up to 75% of all solid waste.

AQ 23.2 For discretionary actions, land use-related greenhouse gas reduction objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan (CAP) for individual future projects. County programs shall also be developed and implemented to address land use-related reductions for County operations and voluntary community efforts.

AQ 24.2 For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.

Consistent. The project would generate less than 3,000 metric tons annually of CO₂e and comply with applicable measures contained with the CAP as addressed in Section 20, Greenhouse Gas emissions.

8. Healthy Communities: The following Policies are applicable to the proposed project: HC 4.1

HC 4.1 Promote healthy land use patterns by doing each of the following to the extent feasible:

- a. Preserving rural open space areas, and scenic resources.
- b. Preventing inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.
- c. Developing incentives, such as transfer of development rights, clustered development, development easements, and other mechanisms, to preserve the economic value of agricultural and open space lands.

Consistent. As referenced, the project would preserve approximately 13 acres in the north portion of the site as sensitive habitat. The lots would be clustered generally in the southern portion of the site to avoid disturbance to sensitive habitat.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Estate Density Residential (EDR)

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Estate Density Residential (CD-EDR)

4. **Overlay(s), if any:** None

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: No change in zoning proposed

K. Adjacent and Surrounding Zoning: Rural Residential (R-R)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

10/11/19

Date

Russell Brady, Project Planner
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways", California Department of Transportation, Officially Designated State Scenic Highways.

Findings of Fact: a) There are three designated state scenic highways in Riverside County as defined by the California Department of Transportation. The nearest state-designated scenic highway to the study area is the segment of State Route 74 (SR-74) from the San Bernardino National Forest boundary to Highway 111 in the City of Palm Desert approximately 30 miles east of the project site. As noted, the site is undeveloped. **No impact** to views along a scenic highway would occur with the project.

Implementation of the project would occur on a vacant undeveloped site. Approximately 13 acres would be retained as habitat to meet provisions of the MSHCP. Development would generally be at a density of one unit per 2 acres and clustered to maximize allowable density. Development would occur consistent with contemporary design standards and architectural styles. While the site would visually change, open space and habitat areas would be retained; thus, the overall change would be minimized. Views within the area are not designated scenic nor does the site contain any unique visual features. Impacts would be **less than significant**.

b) The County of Riverside General Plan Amendment (2015) includes the project area and provides planning and policy guidance for development within the County. No specific visual features are noted in the General Plan that pertain to the general project area nor does it include policy guidance referencing the protection or preservation of visual resources.

Implementation of the project would occur on a vacant undeveloped site. Approximately 13 acres along the northern boundary would be retained as habitat to meet provisions of the Western Riverside Multiple Species Habitat Conservation Plan. Development would generally be at a density of one unit per 2 acres; however, units would be clustered to maximize allowable density and avoid impacts to existing natural resources on the site. Views into the site are of rolling hills and consistent with undeveloped land. Bare ground with limited ruderal vegetation can be seen from the Keller Road looking north. Rock features are visible near the top of the bluff located on the northern portion of the property. This area (Lot D) would be preserved as part of the MSHCP process. There are no trees, historic structures or other visually prominent features on the remainder of the site. Views within the area are not designated scenic nor does the site contain any unique visual features.

The project would develop 21 residential units, two open space lots, one detention basin and related infrastructure on a 48.4 gross acre site. While views would change, no designated scenic views or resources would be affected. Thus, impacts to scenic vistas would be **less than significant**.

c) The project would be developed on a vacant site. While views from Keller Road and Pourroy Road would change, these are not considered scenic nor does site contain any unique visual features that would be adversely affected by the project as discussed under thresholds a) and b) above. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact: The project site is located 20 miles northwest of the Mt. Palomar Observatory and is subject to lighting restrictions. All proposed outdoor lighting shall be in conformance with County Ordinance No. 655. The project would use Class II and Class III lighting. Class II would be used for the illumination of streets, sidewalks and common areas. Class III lighting would illuminate outdoor features including landscaping, fountains and building walls. Both types of lighting would require low pressure sodium fixtures that are full shielded and focused to minimize spill light into the sky and onto adjacent properties. A note will be made on the Environmental Constraints Sheet that the site is located within Zone B as defined in County Ordinance No. 655 and are subject to outdoor lighting restrictions. Impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

Source(s): On-site Inspection, Project Application Description

Findings of Fact: a-b) The project would add new street lights and lighting would be visible from residences and vehicles operating on the streets. All outdoor street lighting would be designed to Riverside County standards defined per Ordinance 461.10 (December 2007). Exterior views of interior residential lighting would be minimized by window coverings. The orientation and elevation of residences relative to the streets and use of perimeter landscaping would minimize glare associated with vehicle headlights. Mirrored glass would not be used on residential windows which would avoid reflection and glare. It is not anticipated that the project would result in the creation of a new substantial light sources and therefore any impacts related to light and glare would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: a) The project site is zoned Rural Residential which is intended to support the development of residential projects. The site is currently vacant; however, no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site and these resources would not be affected by project implementation. **No impact** would occur under this threshold.

b) The project site is not enrolled in a Williamson Act contract. The proposed project would not conflict with any zoning designations designed to promote agriculture. **No impact** would occur under this threshold.

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

c) The project site is not located within an area zoned for agricultural use; and thus, would not conflict with Ordinance No. 625 "Right to Farm". **No impact** would occur under this threshold.

d) Neither the site nor surrounding areas are used for commercial agriculture. The project would not conflict with any zoning designations designed to preserve agricultural resources. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: a-c) Neither the site nor surrounding areas are used for timber production or designated as forest land. The project would not conflict with any zoning designations designed to preserve timber or forest land. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source(s): SCAQMD CEQA Air Quality Handbook, *Keller Road Tentative Tract Map Air Quality-Greenhouse Gas Technical Report* prepared by Birdseye Planning Group, May 2017 (Appendix A).

Findings of Fact: The project site is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants, or exceed a state or federal ambient air quality standard for any criteria pollutant. Table 1 shows the significance thresholds that have been recommended by the SCAQMD for projects within the South Coast Air Basin.

**Table 1
SCAQMD Air Quality Significance Thresholds**

Mass Daily Thresholds		
Pollutant	Construction	Operation
Nitrogen Oxides (NO _x)	100 lbs/day	55 lbs/day
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Particulate Matter 10 (PM ₁₀)	150 lbs/day	150 lbs/day
Particulate Matter 2.5 (PM _{2.5})	55 lbs/day	55 lbs/day
SO _x	No standard	150 lbs/day
CO	550 lbs/day	550 lbs/day

^a Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, unless otherwise stated.

^b Ambient air quality threshold based on SCAQMD Rule 403.

lbs/day = pounds
per day

Regional construction emissions associated with implementing the proposed project were calculated using the CalEEMOD 2016.3.2 software. Construction emissions modeling for demolition, site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing which is expected to begin early 2020 and extend through 2021. Of the approximate 48.4-acre site, 13 acres would be preserved for MSHCP compliance. The total area disturbed as a result of the project would be 35.4 acres with construction of 21 single family residential units, which include a 2.4-acre detention basin (Lot 22), a 1.2-acre drainage area lot (Lot 23) and a 1.4 acre drainage area lot (Lot 24). In addition to SCAQMD Rule 403 requirements, emissions modeling also accounts for the use of low-VOC paint (150 g/L for non-flat coatings) as required by SCAQMD Rule 1113. Operation of the project is defined as habitation of the residences and related emissions associated with vehicle trips, landscaping equipment, consumer products, gas fireplaces and related activities.

a) According to SCAQMD Guidelines, to be consistent with the Air Quality Management Plan (AQMP), a project must conform to the local General Plan and must not result in or contribute to an exceedance of the County's projected population growth forecast. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city General Plans and the Southern California Association of

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

Government’s (SCAG) Regional Transportation Plan socioeconomic forecast projections of regional population, housing and employment growth.

The proposed project involves the construction of 21 single family residential units within a 35.4 gross acre site. Thus, the proposed project could house approximately 60 people assuming an average of 2.86 people per house (CalEEMod 2016.3.2). The proposed site was the subject of a recent General Plan Amendment and is currently designated Estate Density Residential with 1 unit per 2 acres. The proposed project would be consistent with the County of Riverside General Plan Land Use Designation; thus, it would be consistent with the AQMP. **No impact** would occur under this criterion.

b) As discussed, operation of the project would add approximately 60 new residents to the area. Emissions associated with both construction and operation of the project are provided below (see Appendix A).

Construction Emissions

Construction vehicles and equipment traveling along unpaved roads and grading/site preparation activities have the potential to generate fugitive dust (PM₁₀ and PM_{2.5}) through the exposure of soil to wind erosion and dust entrainment. Project related construction activities would also emit ozone precursors (oxides of nitrogen (NO_x), reactive organic gases (ROG)) as well as carbon monoxide (CO). The majority of construction-related emissions would result from site preparation and the use of heavy duty construction equipment. However, emissions would also be associated with constructing each unit (including the application of paint) and paving roadways.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. Therefore, construction impacts would be **less than significant**. Model calculations are provided in Appendix A.

**Table 2
Estimated Maximum Construction Emissions (lbs/day)**

	Air Emissions (lbs/day) ²				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Construction Emissions – 2020	5.2	56.5	36.6	20.8	6.1
Construction Emissions – 2021	9.7	17.6	16.9	1.06	0.9
SCAQMD Pollutant Thresholds	75	100	550	150	55
Threshold Exceeded	No	No	No	No	No

1. Source: CalEEMod calculations, see Appendix A.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. However, the project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Rule 403 measures to reduce fugitive dust emissions are as follows:

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

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least three times daily, preferably in the late morning and after work is done for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Localized Significance Thresholds. The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables. The CalEEMod output in Appendix A shows the equipment assumed for this analysis.

LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to the proposed development as the majority of emissions would be generated by vehicles operating on roadways.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. As referenced, a total of three acres is assumed to be disturbed daily during construction of the proposed project; however, look up table values for two

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

acres were used to provide a conservative evaluation of potential impacts. The project site is located in Source Receptor Area 24 (SRA-24, Perris Valley). LSTs for construction related emissions in the SRA 24 at varying distances between the source and receiving property are shown in Table 3.

**Table 3
SCAQMD LSTs for Construction**

Pollutant	Allowable emissions as a function of receptor distance in meters from a two-acre site (lbs/day)				
	25	50	100	200	500
Gradual conversion of NO _x to NO ₂	170	200	264	379	684
CO	883	1,262	2,232	5,136	18,947
PM ₁₀	7	20	38	75	186
PM _{2.5}	2	5	10	18	45

Source: <http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf>, October 2009.

As referenced, the nearest sensitive receptors to the project site are located approximately 456 feet (137 meters) west of the western property boundary and 535 feet (161 meters) east of the eastern property boundary. To provide a conservative evaluation of construction emissions relative to LST thresholds, allowable emissions for 100 meters were used. As shown in Table 3, emissions of NO_x, CO, PM₁₀ and PM_{2.5} would not exceed the LST standards shown in Table 4 for sites located approximately 100 meters from the source of emissions. Short-term impacts during construction would be **less than significant**.

Operational Emissions

Table 4 summarizes emissions associated with operation of the proposed project. Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), and area sources including natural gas fire places, landscape equipment and architectural coating emissions as the structures are repainted over the life of the project. The majority of operational emissions are associated with vehicle trips to and from the project site. Trip volumes were based on trip generation factors for single family residences incorporated into CalEEMod.

As shown, the net change in emissions would not exceed the SCAQMD thresholds for ROG, NO_x, CO, SO_x, PM₁₀ or PM_{2.5}. Therefore, the project’s regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be **less than significant**.

c) The nearest sensitive receptor to the project site are residences located on the parcels adjacent to Lots B and C. As shown in Tables 2 and 4, project construction and operation would not exceed SCAQMD pollutant thresholds. Pollutants generated during operation would be negligible. Therefore, impacts would be **less than significant**.

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

SCAQMD also recommends a local CO hotspot analysis be performed if an intersection meets one of the following criteria: 1) the intersection is at Level of Service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decreases

**Table 4
Estimated Operational Emissions**

	Estimated Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
<i>Proposed Project</i>						
<i>Area</i>	1.8	0.02	1.7	0.01	0.01	0.01
<i>Energy</i>	0.02	0.19	0.08	0.01	0.01	0.01
<i>Mobile</i>	0.4	3.0	5.0	0.02	0.15	0.04
<i>Maximum lbs/day</i>	2.3	3.2	6.8	0.04	0.17	0.06
<i>SCAQMD Thresholds</i>	55	55	550	150	150	55
<i>Threshold Exceeded?</i>	No	No	No	No	No	No

See Appendix for CalEEMod version. 2013.2.2 computer model output. Summer emissions shown.

LOS at an intersection to D or worse. A CO hotspot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. Localized CO "hotspots" can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal AAQS of 35.0 parts per million (ppm) or the state AAQS of 20.0 ppm.

Per the Riverside County Traffic Impact Assessment Guidelines (April, 2008), residential **Tentative Tract Map** projects less than 100 lots or that generate less than 100 peak hour trips are exempt from the preparation of a traffic impact analysis. Based on comments received from the Riverside County Transportation Division, the proposed project meets both criteria; and thus, a traffic impact assessment was not prepared. Based on these criteria, the project is not expected to adversely affect traffic circulation or Level of Service on Keller Road or adjacent intersections. No CO hotspots are expected to occur as a result of the proposed project. A **less than significant** impact would occur under this threshold.

d) Odors related to diesel exhaust may be generated during construction. These odors would be temporary and intermittent throughout the construction cycle. The proposed residential project is not be expected to create or emit objectionable odors or otherwise generate pollutants that could adversely affect substantial numbers of people. therefore, this impact would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, L&L Environmental, Inc., *General Biological, Narrow Endemic and Criteria Area Plant, and Focused Burrowing Owl Surveys Report for Three Parcels Near Intersection of Keller and Pourroy Roads, Riverside County, California* (September 2016 – revised August 2018) (*Appendix B*). L&L Environmental, Inc., *Jurisdictional Delineation for Three Parcels Near Keller and Pourroy Roads, Riverside County, California* (February 2016 – revised August 2018) (*Appendix C*).

Findings of Fact: This section describes the results of a general biological survey, including a habitat assessment and focused surveys for burrowing owl (BUOW), Narrow Endemic plants, and Criteria Area plants, conducted on the project site. Relevant literature was reviewed to identify local occurrences and habitat requirements of special status species and communities occurring in the region. Literature reviewed include compendia provided by US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), resource agencies, the Western Riverside County Multi-Species Conservation Plan (MSHCP) (2006), and California Natural Diversity Database (CNDDDB) (2016) reports for the vicinity.

Information on special status rare plant species within the project vicinity was gathered from several sources, including California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California (CNPS 2015), CNDDDB (CDFW 2015), and CalFlora (CalFlora, 2015). A complete botanical

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

study of the site was conducted between October 2015 and August 2016. Focused plant surveys were conducted throughout the year (early-, mid-, and late-season) to provide full coverage and ensure surveys occurred during the typical blooming period for species of interest. The plant surveys followed protocols recommended in USFWS, CDFW (CDFG 2009), and CNPS guidelines for rare plant surveys and the standards set forth in the Western Riverside MSHCP.

In addition to identifying plant species and their habitat, potential wildlife habitat areas were mapped. Suitable habitat within the project site and a required 500-foot buffer were evaluated for presence of burrowing owl (BUOW). Based on the presence of potentially suitable habitat, a focused burrowing owl survey was initiated. This survey was conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside MSHCP (2006) and the Staff Report on Burrowing Owl Mitigation, Appendix B, (CDFW, 2012). Surveys were conducted to determine presence or absence of BUOW onsite.

The information presented herein is based on the *General Biological, Narrow Endemic and Criteria Area Plant, and Focused Burrowing Owl Surveys Report for Three Parcels Near Intersection of Keller and Pourroy Roads, Riverside County, California, Second Revision* (August 2018) and the *Jurisdictional Delineation for Three Parcels Near Keller and Pourroy Roads, Riverside County, California* (revised August 2018). Both reports were prepared by L&L Environmental, Inc. and provided for reference as Appendices B and C, respectively. The following material describes the findings and recommendations with respect to biological resources as required per the CEQA thresholds of significance listed above.

a, d, g) The project area is a part of MSHCP Criteria Cells 5074 and 5175, which contribute to Proposed Constrained Linkage 17. Within this linkage, conservation efforts include conserving chaparral, grassland, and coastal sage scrub habitat and agricultural land to support Planning Species, quino checkerspot butterfly, coastal California gnatcatchers, and bobcat. As referenced, coastal California gnatcatcher was observed along the northeastern most property boundary. Existing recorded observations are also present on the north facing slope of the hillside just west of the project area.

Cell 5074 covers only a narrow band along the northern property boundary (0.25 acre). Cell 5074 proposes conservation connected with native habitat to the north at a goal of 65-75%. The remainder of the survey area and majority of the site falls within Cell 5175. This Criteria Cell proposes conservation to connect chaparral habitat to the west, to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group U to the north, to agricultural land proposed for conservation in Cell 5175 and to agricultural land proposed for conservation in Cell 5173 to the east. Conservation within Cell 5175 ranges from 35%-45% focusing in the northern portion of the Cell.

The conservation lot (i.e., Lot 25) is a design feature as a result of the compliance of HANS JPR process. The current project design proposes to create a conservation lot (i.e., Lot 25) to avoid native habitat on the northern end of the survey area. This would contribute to MSHCP Proposed Constrained Linkage 17. Lot 25 is comprised of approximately 13 acres of Riversidean sage scrub and coastal sage-chaparral scrub. Lots 22, 23, and 24 are drainage area lots and are not part of the conservation space. These lots comprise approximately 4.8 acres. Lot 25 is a lot that is described for conservation by the MSHCP Cell Criteria and was approved through the HAN 180009 and Joint Project Review, as amended on April 10, 2019, under JPR 14-040-10-01. Total project avoidance is approximately 15.5 acres of the total 48 acres or 32.3%. All of the narrow band of Cell 5074 included in the survey area will be avoided. Although the remaining avoidance does not meet the 35% goal, it does include 69% of the native habitat onsite, avoids 54% of the jurisdictional features, and preserves the most valuable and least disturbed portions of the survey area immediately adjacent to Proposed Constrained Linkage 17.

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

Development of the project would limit migratory use of the property by larger species; however, preservation of open space would contribute to Constrained Linkage 17 referenced above. Impacts to migratory wildlife would be **less than significant** for criterion d.

As referenced, trees and shrubs suitable for nesting are located on the project site. Nesting birds are protected under the Migratory Bird Treaty Act (MBTA). To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA, nesting bird surveys are required no more than 14 days prior to scheduled construction in areas adjacent to trees or vegetation suitable for nesting. In the event that active nests are discovered, a suitable buffer should be established around such active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities are allowed within this buffer until the qualified biologist has confirmed that breeding/nesting is complete and the young have fledged the nest. Survey results must be presented in a letter report and submitted to Riverside County. Nesting bird surveys are not required for construction activities occurring between September 16 and January 31. Performance of preconstruction nesting bird surveys would ensure project consistency with applicable provisions of the Western Riverside MSHCP. A **less than significant impact** would occur under criterion a and g.

b-c.) **Vegetation Series.** A total of 67 plant species were observed and identified during surveys. Although non-native plant species inhabit large portions of the site that have been subjected to clearing, development, and other disturbances, native plants were observed in association with relatively undisturbed Riversidean sage scrub and coastal sage-chaparral scrub habitats. A list of all observed plant species is included in Table 2 (Appendix A) of the General Biological Resources Report which is provided as Appendix B to this Initial Study. A list of special status (i.e., sensitive) plant species known to occur in the general area and the site occurrence probability is included in Table 3 (Appendix A of the General Biological Resources Report).

Riversidean Sage Scrub (RSS) is a form of coastal sage scrub containing mostly drought-deciduous shrubs with small leaves. Relatively undisturbed RSS is present on the north-central portion of the site. Native shrubs and other conspicuous plants commonly observed in this area include California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemesia californica*), and brittlebush (*Encelia farinosa*). Within the western portion of the site, brittlebush (*Encelia farinosa*) dominates some areas, especially on south-facing slopes just north of the area proposed for development.

Coastal Sage - Chaparral Scrub is a mixture of low growing chaparral shrubs and drought-deciduous sage scrub species. Coastal sage-chaparral scrub (CSCS) was observed on gradual to steep east facing slopes on the northern portion of the site outside the proposed development area. The most common and conspicuous shrubs on the site, especially at higher elevations near the hilltop on the northwestern quadrant of the site, are chamise (*Adenostoma fasciculatum*) and black sage (*Salvia mellifera*).

The remainder of the site is comprised of non-native grasslands and ornamental species associated with former residential development and agricultural activities.

Special Status Botanical Species. Forty-six (46) sensitive botanical species were assessed for potential habitat because they are known from or expected to occur within the project vicinity. Ten (10) species listed as either threatened, endangered, proposed, or candidate (TEPC) were evaluated as a part of the biological assessment. All of these species are briefly described and occurrence probability

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

is determined in Table 3 (Appendix A) of the General Biological Resources Report (Appendix B). These species were documented by the California Natural Diversity Database (CNDDB) as occurring within 10 miles of the site or a habitat assessment was required by the Multiple Species Habitat Conservation Plan (MSHCP) for Narrow Endemic or Criteria Area plant species. No special status botanical species were observed in the survey area during the botanical or burrowing owl surveys performed on-site.

Narrow Endemic Plant Species. The MSHCP required a habitat assessment for Narrow Endemic plants: Davidson's saltscale (*Atriplex serenana davidsonii*), Parish's brittlescale (*Atriplex parishii*), thread-leaved brodiaea (*Brodiaea filifolia*), smooth tarplant (*Hemizonia pungens laevis*), round-leaved filaree (*California macrophylla*), Coulter's goldfields (*Lasthenia glabrata coulteri*) and little mousetail (*Myosurus minimus apsis*). Although two-thirds of the site is disturbed, the site topography, native vegetation, and the presence of a mapped blueline stream indicate potentially suitable habitat to support Narrow Endemic plant species. Therefore, a focused botanical survey was initiated. Davidson's saltscale, Parish's brittlescale, Coulter's goldfields, and little mousetail all occur in alkali environments, including alkali soils, sinks, marshes, salt bush scrub, or in vernal pools. These conditions were not observed onsite and the species were not detected during focused surveys. Therefore, these species were determined to be absent from the survey area.

Thread-leaved brodiaea, round-leaved filaree, and smooth tarplant occur in clay soils. Smooth tarplant is found in seasonally wet, low elevation grasslands, fallow fields, and drainage ditches and is usually associated with Willows, Domino, and Traver soils. Porterville clay is mapped onsite around the two drainages along the southern and easternmost portions of the survey area. These areas are heavily disturbed (with the exception of a very narrow portion of the drainage) and support non-native grasslands. In some areas, disturbance includes the drainage as well. These areas and the agricultural fields around them were surveyed and no thread-leaved brodiaea or round-leaved filaree species were observed. These species were not observed during focused surveys and were determined to have a low probability of occurring in the survey area.

Criteria Area Species. The MSHCP required a habitat assessment for Criteria Area species: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Ambrosia pumila*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii wrightii*).

California Orcutt grass, spreading navarretia, San Diego ambrosia, and Wright's trichocoronis occur mainly in vernal pools, fresh water wetlands, wet grasslands, alkali meadows/marsh, and/or saltbush scrub. No vernal pools, alkali meadows, or saltbush scrub were observed in the survey area. Disturbed grasslands/fallow fields are present in the survey area and less disturbed areas may be present around the drainages and in areas where water is trapped along Keller Road. Habitat was disturbed and considered marginal. The entire site was surveyed, but these areas were examined more carefully. The species were not observed and are not expected to occur in the project area.

Potentially suitable habitat for Munz's onion and many-stemmed dudleya was present in open areas of both non-native grasslands and coastal sage scrub in clay soils. These species were not observed during focused surveys and no onion stalks were observed. However, due to the proximity to recorded observations and the dry season, these species were determined to have a low probability of occurrence onsite.

Other Sensitive Species. No endangered, threatened, candidate, or sensitive listed species were determined to have high or moderate potential to occur within the survey area.

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

Special Status Wildlife Species

Endangered, Threatened, Candidate, or Fully Protected Species

Fifteen (15) wildlife species listed as endangered, threatened, fully protected, or candidates for listing as endangered or threatened were evaluated as a part of this assessment. They are briefly described and occurrence probability is determined in Table 3 (Appendix A) of the General Biological Resources Report (Appendix B). These species were either documented by the CNDDDB to occur within the project quadrangle, adjacent quadrangles, addressed in previous reports, or were identified by the USFWS, MSHCP, or other source as potentially occurring in the area.

One (1) wildlife species listed as threatened, endangered, candidate, or fully protected was observed in the survey area, coastal California gnatcatcher (*Polioptila californica californica*). A total of 37 wildlife species were observed and identified during surveys and they are included in Table 2 (Appendix A of the General Biological Resources Report) (Appendix B). Two (2) other species, Stephens' kangaroo rat (*Dipodomys stephensi*) and quino checkerspot butterfly (*Euphydryas editha quino*), have moderate potential of occurring in the survey area. No other species listed as threatened, endangered, candidate, or fully protected is expected to occur in the survey area.

Coastal California Gnatcatcher. The coastal California gnatcatcher subspecies is listed as threatened under the federal Endangered Species Act and is a state species of special concern. The coastal California gnatcatcher (CAGN) was observed on June 9, 2016 in the northeastern corner of the project area. Additional CAGN were observed offsite to the west during the course of this survey and surveys of the burrowing owl buffer zone. The coastal California gnatcatcher is a "Covered Species Adequately Conserved" under the MSHCP. No additional surveys are required for these species under the MSHCP.

Quino Checkerspot Butterfly. The quino checkerspot butterfly (QCB) is a geographic race (subspecies) of *Euphydryas editha* with combined ranges extending from northern Baja California to Canada along the Pacific coast and east to Colorado (Bauer 1975). The QCB is a "Covered Species Adequately Conserved" under the MSHCP. No additional surveys or mitigation are required for the QCB under the MSHCP.

Stephens' Kangaroo Rat. Stephens' kangaroo rat (SKR) inhabits open grasslands or areas with sparse shrublands, typically with less than 50% cover. It is also found in areas with loose sandy soils or sandy loams (generally on relatively gentle grades). The SKR is a "Covered Species Adequately Conserved" under the MSHCP. No additional surveys are required under the MSHCP, but the project area is located within the SKR fee area.

Riparian Species. Least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) are bird species that inhabit riparian woodlands. No riparian habitat occurs in the survey area; therefore, no habitat suitable to support these species is present onsite.

Sensitive Species

Forty-five (45) sensitive wildlife species known or expected to occur within the project vicinity were evaluated as a part of this assessment. They are briefly described and their potential to occur in the survey area is detailed in Table 3 (Appendix A of the General Biological Resources Report) (Appendix B). These species were either documented by the CNDDDB to occur within the project quadrangle,

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

adjacent quadrangles, were addressed in previous reports covering the survey area, or were identified by the USFWS, MSHCP, or other source as potentially occurring in the area.

Two (2) sensitive wildlife species were observed during the 2015-2016 biological surveys: California horned lark (*Eremophila alpestris actia*) and orange throat whiptail (*Aspidoscelis hyperythra*). Sixteen (16) other sensitive wildlife species were determined to have high or moderate potential of occurrence in the survey area, based on the presence of suitable habitat, species range, and proximity to known occurrences. These species are: coastal whiptail (*Aspidoscelis tigris stejnegeri*), San Diego banded gecko (*Coleonyx variegatus abbotti*), red-diamond rattlesnake (*Crotalus ruber*), coast horned lizard (*Phrynosoma blainvillii*), Cooper's hawk (*Accipiter cooperii*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), Bell's sage sparrow (*Artemisiospiza belli belli*), Lawrence's goldfinch (*Spinus lawrencei*), black-chinned sparrow (*Spizella atrogularis*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), San Diego desert woodrat (*Neotoma lepida intermedia*), southern grasshopper mouse (*Onychomys torridus ramona*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), crotch bumble bee (*Bombus crotchii*), and Icenogle's socialchemmis spider (*Socalchemmis icenoglei*).

Of the sensitive species observed or that have high or moderate potential to occur in the survey area, the MSHCP considers the following species "Covered Species Adequately Conserved": orange throat whiptail, coastal whiptail, San Diego banded gecko, northern red-diamond rattlesnake, coast horned lizard, Cooper's hawk, southern California rufous-crowned sparrow, Bell's sage sparrow, California horned lark, northwestern San Diego pocket mouse, San Diego black-tailed jackrabbit, and San Diego desert woodrat. No additional surveys or mitigation is required for these species under the MSHCP.

Los Angeles pocket mouse (LAPM) is an Additional Survey Needs species under the MSHCP and focused surveys are required in areas mapped by the MSHCP as LAPM survey areas. The project site does not fall within a LAPM survey area. Impacts to species with suitable habitat on the project site that are not covered by the MSHCP are the Lawrence's goldfinch, black-chinned sparrow, southern grasshopper mouse, crotch bumble bee, and Icenogle's socialchemmis spider. Suitable habitat for the species occurs in Riversidean sage scrub and coastal sage-chaparral scrub within the survey area.

In addition, ferruginous hawk (*Buteo regalis*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), and Townsends big-eared bat (*Corynorhinus townsendii*) could forage onsite, but suitable nesting and roosting habitat was not observed in the survey area.

MSHCP Additional Survey Needs Species

Burrowing Owl. Burrowing owl is a federal and state listed Species of Special Concern, a U. S. Fish and Wildlife Service Migratory Nongame Bird of Management Concern, and a CNDDDB S3 species (Vulnerable). The MSHCP identifies the burrowing owl as an "Additional Needs Species" for the survey area, requiring a habitat assessment and (if warranted) focused surveys for the species.

During the 2016 survey conducted by L&L, no signs of burrowing owls were observed at existing burrows or adjacent to them. Surveys did not locate any burrowing owls or burrowing owl sign on the site or within the buffer zone.

Raptor and Migratory Bird Nesting. Nesting areas are present within the ornamental trees in the survey area. During surveys, an active red-tailed hawk nest was observed on-site. Other trees within

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

the survey area are also suitable for use as nesting locations for raptors. Raptors that may forage on the site, but are not likely to nest, include ferruginous hawk, northern harrier, white-tailed kit, and loggerhead shrike. A variety of migratory birds may utilize the Coastal Sage-Chaparral Scrub, Riversidean sage scrub, non-native grasslands, or ornamental trees onsite for nesting.

Impact Assessment and Avoidance Recommendations

Botanical. Narrow Endemic and Criteria Area Species outlined in the MSHCP are absent or have low potential of occurrence on-site. While it is unlikely that some of the species occur on-site during years with adequate rainfall, not all species that could be present were observable in 2016 because of low precipitation. Because the presence of these species could not be confirmed, impacts to these species would be **less than significant**.

Listed Species. The coastal California gnatcatcher, Stephens' kangaroo rat, and Quino checkerspot butterfly are Covered Species Adequately Conserved under the MSHCP. No additional surveys or mitigation are required, with the exception of conservation efforts related to the Criteria Cell requirements and the SKR fee. Impacts to these species would be **less than significant**.

Burrowing Owl. Surveys did not locate any burrowing owls or burrowing owl sign on the site or within the buffer zone. Based on the results of this BUOW study, it can be reasonably concluded that BUOW is not currently occupying any portion of the site. Although no BUOW or BUOW sign was observed on the subject property during biological surveys, a preconstruction clearance survey (valid for 30 days) will be required as a standard condition under current MSHCP guidelines (Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, issued March 29, 2006). This is based upon presence of suitable vegetative habitat for BUOW, California ground squirrel activity, recorded observations of BUOW within one-half mile of the survey area, and other information presented in the technical report. With implementation of the standard condition requiring a preconstruction BUOW survey, impacts to BOUW would be **less than significant**.

Sensitive Species Not Covered by the MSHCP. Although the species were not observed, the project has the potential to impact Lawrence's goldfinch, black-chinned sparrow, southern grasshopper mouse, crotch bumble bee, and Icenogle's socialchemmis spider. With avoidance of the 13-acre area at the northern end of the site (i.e., Lot D), the proposed project would avoid 69% of the habitat determined to be suitable for these species. This avoidance reduces potential for impacts. With the ranging ability of the species, known occurrences in the area, and on-site avoidance of native habitats, potential impacts to these species are not expected to appreciably affect overall population or range. Impacts to species not covered by the MSHCP would be **less than significant**.

Raptor and Migratory Bird Nesting. Habitat suitable for raptor and migratory bird nesting is present within and around the site and an active nest was identified during surveys. Implementation of MBTA preconstruction clearance surveys for nesting birds within 3 days prior to initiation of site disturbance during the nesting season (February 1 through September 15). With completion of MBTA surveys, potential impact to raptors and migratory birds would be **less than significant**.

e and f) Wetlands and jurisdictional features located on the proposed site were the subject of a wetland delineation prepared by L&L Environmental, Inc. (February 2016). The delineation was verified using aerial imagery on August 2, 2018. Both jurisdictional "Waters of the U. S." and the State of California are located on the project site. Those portions of features that do not impound water are jurisdictional "Waters of the U. S." because they are tributary to Traditionally Navigable Water (TNW) (the Pacific Ocean) or Relatively Permanent Water (RPW) (unnamed pools/ponds) that flow into a TNW. All

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

jurisdictional determinations are considered preliminary until verified by the ACOE or conducted by the ACOE in the form of an Approved Jurisdictional Delineation. No wetlands or related riparian habitat occur on-site.

A total of three (3) Non-Relatively Permanent Water (Non-RPW) features (i.e., ephemeral carriers of periodic rainfall) were identified within the project footprint. Rainfall runoff generally ceases to flow through the features within a few days after a precipitation event. The features, Feature 1, Feature 1a and Feature 2 are described below. Features 1 and 2 converge just offsite, immediately east of the project boundary.

Feature 1 is on the east side of the project site. This ephemeral feature flows north to south. At the time the jurisdictional delineation was performed, no water was present. The area has historically been farmed. Dominant plant species consisted of brittlebush (*Encelia farinosa*), shortpod mustard (*Hirschfeldia incana*), and brome (*Bromus* sp.) This feature comprises 648 lineal feet (lf) (1,620 square feet/0.037 acre) of state streambed and 132 lf (172 sq. ft./0.004 acre) of federal "Waters of the U. S." This feature will be partially impacted by development. "A" Street will cross a portion (57 lf) of the feature and impact 143 square feet (0.003 acre) of state streambed. There will be no impacts to federal waters of the US.

Feature 1a is an ephemeral feature located within the easternmost portion of the project. This feature flows from northeast to southwest into Feature 1. At the time of the delineation, no water was present. The area has historically been farmed. Dominant plant species observed consisted of brittlebush, shortpod mustard, and brome. This 218 lf feature comprises 218 square feet (0.005 acres) of state streambed and no federal waters of the US. This feature will be partially impacted by development. Approximately, 77 square feet (0.002 acre) covering 77 lf of state streambed will be impacted. No federal waters of the US will be impacted.

Feature 1b is an ephemeral feature located within the southeastern portion of the project. This feature flows from northwest to southeast into Feature 1. At the time of the field visit no water was present. The area has historically been farmed and flows that connected more directly to Feature 1 to the north were diverted when the existing house pad was constructed. Due to reduced flow and agricultural activity, flows through Tributary 1b are limited to what collects on packed farmyard areas and cross the agricultural field. Dominant plant species observed consisted of brittlebush, shortpod mustard, and brome. This (554 lf.) tributary comprises 277 sq. ft. (0.006 acre) of state streambed and no federal "Waters of the U. S." (required beds and banks are not present). This tributary will be partially impacted by development. Approximately 234 sq. ft. (0.002 acre) covering 468 lf of state streambed will be impacted. No federal "Waters of the U. S." will be impacted.

Feature 1c is an ephemeral feature located within the central portion of the project. This feature flows across the site, initially from southwest to northeast and then continues from northwest to southeast into Feature 1. At the time of the field visit, no water was present. The area has historically been farmed and at some point in the past it appears that during construction of the house pad, flow from offsite was diverted northeast and around the house pad. This prevented water from crossing the area just south of the house pad. Dominant plant species observed consisted of brittlebush, shortpod mustard, and brome. This (1,351 lf.) tributary comprises 1,351 sq. ft. (0.031 acre) of state streambed and no federal "Waters of the U. S." (required beds and banks are not present). This tributary will be partially impacted by development. Approximately 1,215 sq. ft. (0.028 acre) covering 1,215 lf of state streambed will be impacted. No federal "Waters of the U. S." will be impacted.

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

Feature 2 is an ephemeral feature located within the southern portion of the project and flows from west to east. At the time of the delineation, no water was present. The area has historically been farmed. Dominant plant species observed consisted of brittlebush, shortpod mustard, and brome. This feature comprises 643 lf (1,330 sq. ft./0.031 acre) of state streambed and 234 lf (351 sq. ft./0.008 acre) of federal "Waters of the U. S." The entire feature will be impacted by development of a planned basin, an access road, and house pads.

Jurisdictional area on the project site includes 4,796 sq. ft. (0.110 acre) of state streambed, 523 sq. ft. (0.012 acre) of which comprise federal jurisdictional features. For channels to fall under federal jurisdiction they must either (1) be TNWs, (2) be RNWs, or (3) be Non-RNWs that exhibit "connectivity" (i.e., have more than an insubstantial or speculative effect upon water quality) to TNWs or RNWs. Connectivity for each feature is included in Section 5.1 of the jurisdictional delineation (Appendix C). Current design indicates that 0.069 acre (2,460 lf) of the 0.110 acre (3,414 lf) of state streambed will be impacted. Of the 0.012 acre (366 lf) of federal "Waters of the U. S." present, 0.008 acre (234 lf) will be impacted.

The project developer will be required to consult with the Army Corps of Engineers, CDF&W and Regional Water Quality Control Board for qualification under the "Nationwide 29" or 404 permit, 401 Water Quality Certification and state Streambed Alteration Agreement (1602). The permits must be obtained prior to any earthmoving or vegetation disturbing activities. With permit approval and compliance with related conditions, impacts to waters of the State and US would be reduced to **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

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

Source(s): On-site Inspection, Project Application Materials, L&L Environmental, Inc., *Phase I Cultural Resource Assessment for the Keller Road and Pourroy Road Properties* (January 2016) (Appendix D).

Findings of Fact:

a) The project site was historically used as a single-family residence and dryland farming. It has been disturbed and currently vacant with remnant features associated with a single-family residence and livestock keeping. No historic sites or structures occur on the project site. **No impact** to historic resources would be affected by the proposed project.

b) As discussed in the Phase I Cultural Resource Assessment referenced above, data collection for the proposed project included a records search completed at the Eastern Information Center at the University of California, Riverside, a historic records review, Native American consultation as directed by the Native American Heritage Commission and a pedestrian survey of the project site.

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

With respect to historic resources, no prehistoric or historic cultural resource sites or isolates were detected in the project area. Specifically, no observable foundations or remnants were encountered relating to the potential historic age structures, associated access roads, or other features were observed on the project site. However, numerous modern features are located on-site and observed during the pedestrian survey. These include sprinkler and water spigots, concrete livestock troughs with incorporated polyvinyl chloride (PVC) pipe, and electrical breaker boxes. Of these modern features, two (2) appeared to be of comparatively earlier construction, including a concrete foundation and the remnants of a cinderblock and cement livestock pen. Both of these features incorporated modern materials into their construction, such as PVC pipe and other plastic/synthetic irrigation elements. Finally, rock outcrops in the survey area were inspected for the presence of milling surfaces or other cultural activities; however, none were detected. No historic resources occur on-site; thus, none would be affected by the project. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, L&L Environmental, Inc., *Phase I Cultural Resource Assessment for the Keller Road and Pourroy Road Properties* (January 2016) (Appendix D).

Findings of Fact: a-b) A record search was performed at the Eastern Information Center (EIC) on October 6, 2015 for the project area and all lands found within one mile. The results indicated that no cultural resources have been recorded within the project area and that the project area has not been previously surveyed for the presence or absence of observable cultural resources. Further, a total of 28 cultural resources have been recorded within the one-mile search radius. Of these previously recorded resources, one (1) is located within 0.25 mile of the project area, three (3) are located within 0.25 and 0.50 mile of the project area, and 24 are located between 0.50 mile and one mile of the project area.

The EIC records search also indicated that 46 area-specific technical reports are on file for the project area and the one-mile search radius. None of these reports directly address the project area, indicating that the project area has not been previously surveyed for the presence or absence of cultural resources. One (1) report addresses the lands located immediately to the west of the project area.

Collectively, the 46 previous reports address approximately 75 percent of the land located within the search radius. The survey coverage is generally consistent throughout the entirety of the search radius with the lands located within 0.25 mile, between 0.25 and 0.50 mile, and 0.50 and one mile of the project area exhibiting about 75 percent coverage.

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

The pedestrian survey was conducted for the project area on September 25 and 29, 2015 and December 3, 2015. During the pedestrian survey, no prehistoric or historic cultural resource sites or isolates were encountered. However, the results of the Native American information scoping process indicate that the presence of prehistoric resources within the search radius, and the historic era use of the project area lends to a moderate probability that prehistoric or historic age cultural resources may be encountered during project implementation. Therefore, the project area appears to have a moderate sensitivity for prehistoric and historic cultural resources and a mitigation-monitoring program is recommended during project implementation. This monitoring program should include archaeological and Native American monitoring. Measures to minimize or avoid significant impacts to cultural resources are stated below. With the implementation of mitigation measures CR-1, CR-2 and CR-3, impacts to cultural resources would be **less than significant**.

c) The potential for encountering human remains at the project site is low. No known burial sites have been identified on the site or in the vicinity. In addition, California Health and Safety Code §7050.5, Public Resources Code § 5097.98, and § 15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that, if human remains are encountered during excavation, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD) responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the non-destructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment. Section 7052 of the Health & Safety Code also states that disturbance of Native American cemeteries is a felony. With adherence to these existing regulations, impacts would be **less than significant**.

d) There is no evidence that the project site is used for sacred or religious activities by any Native American Tribes or affected parties. The Soboba Band indicated that the project area is located in proximity to known sites, is in a shared use area that was used in ongoing trade between Tribes and is considered to be culturally sensitive by the people of Soboba. The Pechanga Band indicated that the project area is part of a Traditional Cultural Landscape and that there is a Payómkawichum (Luiseno) village located in this area. For these reasons, there is a high potential that the proposed project may directly and indirectly impact the village and resources in this area. For these reasons, implementation of mitigation measures CR-1, CR-2 and CR-3 is recommended to reduce potential significant impacts to **less than significant**.

Mitigation:

CR -1: 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

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

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.

CR-2: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

CR-3: 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.

Monitoring: Monitoring of all Cultural Resource mitigation would occur through implementation of mitigation measure CR-1.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact: a) Construction of the project would use standard methods for equipment use, material storage and construction staging to minimize worker and vendor trips needed to travel to and from the job site. The project would be designed consistent with Title 24 of the California Energy Code. Energy efficiency for the structures would be addressed through code compliance and orientation of the lots and buildings to allow installation of solar systems to reduce electrical demand. Landscaping would incorporate native drought tolerant species to minimize water required for irrigation. The project would consume energy; however, not to the extent that it would be considered wasteful or inefficient.

b) As referenced, the project would be constructed consistent with Title 24 of the California Energy Code and applicable policies contained within the Climate Action Plan to further reduce energy demand. The project would recycle up to 75% of solid waste per AB 341 and install low flow plumbing fixtures as well as incorporate drought tolerant landscaping to minimize water demand. The project would not conflict with or obstruct the implementation of State or Local plans for renewable energy or energy efficiency.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Preliminary Geotechnical Investigation and Percolation Testing, DEH PR#292-294, for Proposed Tentative Tract Map 37089, prepared by P.A. and Associates, April 16, 2016 (Appendix E).

Findings of Fact: a) During the life of the proposed improvements, the property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas of the Southern California region. However, site preparation and construction of building foundations consistent with the geotechnical report and current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking. Impacts would be **less than significant**.

b) The nearest active fault is the San Jacinto Fault located approximately 15 miles to the east. Other regional faults include the Whittier-Elsinore Fault to the west and the San Andreas Fault (P.A. and Associates, March 2016). The project site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. There are no known active or potentially active faults traversing the project site; thus, the risk of ground rupture resulting from fault displacement beneath the site is low. Impacts would be **less than significant**.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Preliminary Geotechnical Investigation and Percolation Testing, DEH PR#292-294, for Proposed Tentative Tract Map 37089, prepared by P.A. and Associates, April 16, 2016 (Appendix E).

Findings of Fact: a) Groundwater levels at the project site are unknown; however, no groundwater was encountered on-site during the geotechnical borings. The borings extended approximately 15 feet below the ground surface and into 7 feet of bedrock. Thus, the potential for encountering groundwater and related impacts associated with liquefaction at the subject site is considered low. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Information contained in this section in part, was obtained from the Preliminary Geotechnical Investigation and Percolation Testing, DEH PR#292-294, for Proposed Tentative Tract Map 37089, prepared by P.A. and Associates, April 16, 2016 (Appendix E).

Findings of Fact: a) The nearest active fault is the San Jacinto Fault located to the east. Other regional faults include the Whittier-Elsinore Fault to the west and the San Andreas Fault (P.A. and Associates, March 2016). The project site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. As referenced, there are no known active or potentially active faults traversing the project site; thus, the risk of ground rupture resulting from fault displacement beneath the site is low. However, site preparation and construction of building foundations consistent with the geotechnical report and **current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): Preliminary Geotechnical Investigation and Percolation Testing, DEH PR#292-294, for Proposed Tentative Tract Map 37089, prepared by P.A. and Associates, April 16, 2016 (Appendix E).

Findings of Fact: The project site gently slopes from approximately 1,600 feet above mean sea level to the north to 1,500 feet above mean sea level toward the southern portion of the site. While existing slopes would be disturbed during grading, they are not steep nor would steep slopes be created. The steepest graded slopes would be 2:1. Steep slopes are located on the northern portion of the site; however, this area is part of the 13.5-acre conservation area and would not be disturbed during construction. Impacts related to landslides would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Preliminary Geotechnical Investigation and Percolation Testing, DEH PR#292-294, for Proposed Tentative Tract Map 37089, prepared by P.A. and Associates, April 16, 2016 (Appendix E).

Findings of Fact: a) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. The soils on-site are characterized as having moderate cohesion and low expansion potential. Standard grading design and California Building Code requirements will address the potential of expansion and minimize impacts to an acceptable level. Therefore, impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials

Findings of Fact: a) Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are

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

large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 43 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is the Diamond Valley Reservoir located approximately 4 miles to the northeast. Seiche events associated with Diamond Valley Reservoir were not determined to be a concern in the County of Riverside Environmental Impact Report No 521. The two water bodies that are considered a concern are Lake Elsinore and Lake Perris. Both have large public gathering areas in proximity. However, the proposed project is located over 20 miles southeast of Lake Perris and approximately 14 miles east of Lake Elsinore. Impacts from seiches are not an issue of concern associated with the proposed project. The project site where development would occur is generally flat or has a gentle slope to the south. The steeper slopes are located in the northern portion of the site and would be protected in a conservation area. The developed areas would not be subject to a mudflow hazard. **No impact** would occur under this threshold. There are no known active volcanoes in the study area that could present a volcanic hazard. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact: a-c) The project would require grading to create the building pads, street alignment, install underground utilities and septic systems. There are no sensitive geological features located on the site that would be adversely affected by the project. All grading would occur consistent with the County of Riverside Grading Ordinance and conditions imposed by the County of Riverside Building and Safety Department. Impacts would be **less than significant**.

No slopes greater than 2:1 or 10 feet in height would be created by grading activities. **No impact** would occur under this threshold.

All project grading would occur on-site. No existing septic/sewage disposal systems would be affected. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source(s): Preliminary Geotechnical Investigation and Percolation Testing, DEH PR#292-294, for Proposed Tentative Tract Map 37089, prepared by P.A. and Associates, April 16, 2016 (Appendix E).

Findings of Fact: a) Various soil types are located on the site. Artificial fill (Af) is located in proximity to areas previously developed with a residential structure and outbuildings. Recent Quaternary alluvium (Qal) material is present along the drainage courses located on site. This material is native reddish brown and light reddish brown in color and comprised of sandy silt and silty sand. Quaternary very old alluvium (Qvoa) is the dominant soil on the site and is present throughout. This material is characterized as alluvial channel deposits, reddish brown in color and comprised of dissected gravel, sand, silt and clay-bearing alluvium. This material is approximately 8 feet thick and underlain by igneous bedrock.

As noted, the site is gently sloping where construction would occur which limits erosion potential. The site is greater than one acre in size and individual improvements may disturb more than one acre; thus, the project would be subject to State Water Resources Control Board General Construction Permit during construction to minimize soil erosion. For additional information, see Section IX, *Hydrology and Water Quality*. With implementation of Best Management Practices (BMPs) specified in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, soil erosion hazard impacts would be **less than significant**.

b) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. The soils on-site are characterized as having moderate cohesion and low expansion potential. Therefore, impacts would be **less than significant**.

c) The proposed project would provide onsite wastewater treatment systems (OWTS) (i.e., septic systems) for each of the 21 residential units. The OWTS design and approval process required by Riverside County is defined in the OWTS Technical Guidance Manual (March 2015). The project site was the subject of geological investigation and percolation testing performed by P.A. and Associates, Inc. (April, 2016). The purpose of the OWTS study performed for the project site was to evaluate percolation rates for seepage pits and physical characteristics of the on-site soils to provide percolation data necessary for the OWTS design of 21 individual systems. With the incorporation of design parameters and recommendations in the above referenced geotechnical report, there is sufficient area on each lot to support a primary and expansion OWTS that will meet the standards of the Riverside County Department of Environmental Health and Regional Water Quality Control Board. Impacts would **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

19. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact: a) Wind erosion and fugitive dust emissions from the project site would be minimized with implementation of SCAQMD Rule 403 during grading and site disturbing activities. The project site would not be a source of windblown dust post-construction. The project site is not located in a blow sand area as defined identified in Figure S-8 in the County of Riverside General Plan. Impacts would be less than significant under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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

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

Source(s): Riverside County Climate Action Plan, *Keller Road Tentative Tract Map Air Quality-Greenhouse Gas Technical Report* prepared by Birdseye Planning Group, revised May 2017 (Appendix A).

Findings of Fact: Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHGs), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34°C cooler. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations (Cal EPA, 2006).

Pursuant to the requirements of SB 97, the *CEQA Guidelines* were amended to include feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA

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

documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change; therefore, the issue of climate change typically involves an analysis of whether a project’s contribution towards an impact is cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

Potential GHG impacts are evaluated per the SCAQMD’s recommended/preferred option threshold for all land use types of 3,000 metric tons CO₂E per year. GHG emissions associated with the project’s construction period were estimated using the CalEEMod computer program. Information below was obtained from the *Keller Road Tentative Tract Map Air Quality-Greenhouse Gas Study* (May 2017).

a) Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. The project-related construction emissions are confined to a relatively short period of time (approximately 18 months) in relation to the overall life of the proposed project. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used onsite at one time. Air districts such as the SCAQMD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions. Complete CalEEMod results and assumptions can be viewed in the Appendix A. Construction of the project would generate approximately 718 metric tons of GHG emissions during construction. Amortized over 30 years, the project would generate 24 metric tons as shown in Table 5, page 38.

Table 5 also shows the new construction, operational, and mobile GHG emissions associated with the proposed project. Detailed modeling calculations for operation of the proposed project are shown in Appendix A. Long-term emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below.

**Table 5
Combined Annual Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO ₂ E)
Construction	24 metric tons
Operational	
Energy	105 metric tons
Solid Waste	6 metric tons
Water	9 metric tons
Mobile	346 metric tons
Total	490 metric tons

See Appendix for CalEEMod software program output (demolition and new construction).

Cumulatively, the estimated emissions would be lower than SCAQMD’s proposed 3,000 metric tons per year threshold. Impacts would be **less than significant**.

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

b) The Riverside County Climate Action Plan was adopted in December 2015. As referenced, SB 97 allows climate action plans and other greenhouse gas reduction plans to be used for determining whether a project has significant impacts, based upon its consistency with the plan.

Following the state’s adopted AB 32 GHG reduction target, Riverside County has set a goal to reduce emissions back to 1990 levels by the year 2020. This target was calculated as a 15% decrease from 2008 levels, as recommended in the AB 32 Scoping Plan referenced above. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used in the proposed General Plan Update, are 12,129,497 MT CO₂e. To reach the reduction target, Riverside County must offset this growth in emissions and reduce community-wide emissions to 5,960,998 MT CO₂e by the year 2020.

The specific goals and actions included in the County of Riverside Climate Action Plan that pertain to the proposed project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to implement all mandatory green building measures for new residential developments under the CALGreen Code. This would require the project be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

The tool developed by Riverside County for determining project consistency with the CAP is referred to as the “Riverside County GHG Screening Table document”. The Riverside County GHG Screening Table document provides guidance for the analysis of development projects and divide projects into two broad categories based upon the type of CEQA review being conducted. The screening table provides a menu of reduction options. If a project can obtain 100 points from the screening table, the mitigated project will implement pertinent reduction measures such that it meets the reduction goals of the CAP and a less than significant finding can be made for the project. The CAP also recognizes that not all projects are large enough to warrant review per the screening tables. Projects that are projected to generate less than 3,000 metric MT CO₂e annually are defined as small projects with less than significant GHG emissions. These projects do not require evaluation per the screening tables (County of Riverside, 2015).

The proposed project would entail construction and operation of 21 residential units. Based on modeling results, the project would not exceed the 3,000 MT annual screening threshold established for evaluation of individual projects for GHG emissions. Thus, evaluation consistent with the screening tables is not necessary. With respect to consistency with plans or policies related to GHG emissions, Riverside County prepared a draft Climate Action Plan as part of General Plan Amendment No. 960. GPA No. 960, the CAP and Environmental Impact Report No. 521 (SCH 2009041065) were approved on December 8, 2015.

Measure R2 within the CAP focuses on residential energy efficiency and implements General Plan Policies AQ 5.2, AQ 5.4, LU 4.1e, OS 16.1 and OS 16.9. It involves the adoption of a program that facilitates energy efficient design for new residential buildings such that the residential units are 5% to 20% more efficient than the current Title 24 Standards. Exceeding Title 24 standards is voluntary and it is unknown whether this would occur; however, measures such as installing low-flow plumbing fixtures and implementing a recycling program for each unit would improve energy efficiency and reduce related GHG emissions associated with long-term operation of the project. As referenced, the project would not generate enough GHG emissions to warrant review per the screening tables. Further, the proposed

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

project would be consistent with applicable measures in the CAP and General Plan policies focusing on reductions in GHG emissions. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Phase I Environmental Site Assessment, Keller Road Tentative Tract* project prepared for the proposed project by Birdseye Planning Group, March 2016 (see Appendix F).

Findings of Fact: a, b) 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 of activities for the residential project 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. In addition, the project would not emit or release hazardous waste or emissions. In addition, hazardous material impacts related to construction activities would be less than significant.

c) The proposed project would not obstruct access to the project vicinity through road closures or other

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

project actions that could impact evacuation routes or otherwise impair evacuation during emergencies. Currently, Keller Road and roads surrounding the project site are unpaved. The applicant is not proposing to pave or otherwise improve the roads as part of the project. All internal access to the project and related open space would be designed to meet Riverside County Fire Code (Ordinance 787) requirements addressing access for fire apparatus. **No impact** would occur.

d) There are no proposed or existing schools within 0.25 mile of the project site. The nearest school to the project site is the Lisa Malis Elementary School located approximately 1.5 miles southwest of the 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. No impact to a school located within ¼ mile from the site would occur.

e) No uses or activities that could have caused or contributed to a release of hazardous chemicals or materials on the property occur or have occurred on the site. Based on a review of available databases listing known hazard sites (i.e, Geotracker, Envirostar accessed February 4, 2016) and the Phase I ESA prepared March, 2016. There is no evidence of hazardous environmental conditions on the project site. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Phase I Environmental Site Assessment, Keller Road Tentative Tract project prepared for the proposed project by Birdseye Planning Group, March 2016 (see Appendix F).

Findings of Fact: a-b) The closest airport is French Valley Airport which is located approximately 4 miles southwest of the project site. The project site is outside the boundary of the French Valley Airport Master Plan (2009). No review by the County of Riverside Airport Land Use Commission (ALUC) is required.

c-d) The project site is not located within 2 miles of a public use. The Pines Airpark (8CA5) was located approximately one mile north of the site. This was a privately own facility used for small experimental aircraft. Research indicates that the airpark closed in 2016 and is no longer in use. **No impact** would occur under these thresholds.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Release pollutants due to project inundation in flood hazard, tsunami, or seiche zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in changes to the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) 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(s): Preliminary Water Quality Management Plan, Rick Engineering, Inc. (February 2016). Riverside County Flood Control District Flood Hazard Report/Condition.

a) **Findings of Fact:** a) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Margarita Watershed and is within the jurisdiction of the California Regional Water Control Board Eastern Municipal Water District.

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

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

The Tentative Tract Map does not proposed any construction as part of this project. At the time of construction the applicant will be required to comply with the CWA and NPDES requirements.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project’s proposed storm drain system is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project’s WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

b) The project site is not located within the boundaries of a managed groundwater basin as defined by the Eastern Municipal Water District Urban Water Management Plan (2015). Further, the project is not proposing to use groundwater. Rather potable water service would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

c) The majority of the project site is vacant, undeveloped land. Remnant concrete slabs are located on-site that would be removed and are the only existing impervious surfaces. The proposed project would construct 21 residential units and related roadways and infrastructure improvements. On-site drainage features would be modified during construction as referenced in Section 7, Biological Resources. The natural drainage features that runs through the eastern portion of the project area will be preserved within two open space lots (Lots 23 and 24). Offsite drainage patterns will also be preserved even though some of the offsite flows will be diverted through proposed storm drain or concrete ditches. This diversion will bypass the proposed residential lots but still outlet at the same confluence points as in the pre-project condition. These modifications have been appropriately reviewed for any on-site and off-site run off. Final design would meet all drainage requirements.

The majority of the site will remain in pervious conditions. As stated in the preliminary Water Quality Management Plan (WQMP) (February 2016), the project will create 92,000 square feet of impervious asphalt and 168,523 square feet in impervious roof tops. Runoff from streets will be collected and conveyed via new stormwater infrastructure to a bio-retention basin. Roof runoff will be directed to landscaping. The bio-retention basin (Lot 22) will generally be located near the southwest corner of the site adjacent to and east of Lot 20 and Street “C”. The design capture volume for the project is 16,673.8 cubic feet; the design volume for the basin is 115,546 cubic feet. Thus, adequate volume will be provided to retain all on-site design storm flows.

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

As referenced in Section 7, Biological Resources, there are 4,796 sq. ft. (0.110 acre) of state streambed and 523 sq. ft. (0.012 acre) of area which comprises federal jurisdictional features. Current design indicates that 0.069 acre (2,460 lf) of the 0.110 acre (3,414 lf) of state streambed will be impacted. Of the 0.012 acre (366 lf) of federal "Waters of the U. S." present, 0.008 acre (234 lf) will be impacted. The project applicant will be required to consult with the Army Corps of Engineers, CDF&W and Regional Water Quality Control Board for qualification under the "Nationwide 29" or 404 permit, 401 Water Quality Certification and state Streambed Alteration Agreement (1602). The permits must be obtained prior to any earthmoving or vegetation disturbing activities. The permits will contain specific requirements focused on avoiding impacts to water resource during grading and other site disturbing activities. With implementation of the permit conditions, no river, stream or lake bed would be modified as a result of project construction. Impacts would be **less than significant**.

d) The majority of the site will remain in pervious conditions. As stated in the preliminary Water Quality Management Plan (WQMP) (February 2016), the project will create 92,000 square feet of impervious asphalt and 168,523 square feet in impervious roof tops. Runoff from streets will be collected and conveyed via new stormwater infrastructure to a bio-retention basin. Roof runoff will be directed to landscaping. The bio-retention basin (Lot 22) will generally be located near the southwest corner of the site adjacent to and east of Lot 20 and Street "C". Adequate volume will be provided to retain all on-site design storm flows. No increase in on- or off-site water erosion would occur as a result of the project. Impacts would be **less than significant**

e) As referenced, the design capture volume for the project is 16,673.8 cubic feet; the design volume for the stormwater basin is 115,546 cubic feet. Thus, adequate volume will be provided to retain all on-site design storm flows. No off-site flooding would occur. Impacts would be **less than significant** under this threshold.

f) The majority of the site will remain in pervious conditions. As stated in the preliminary Water Quality Management Plan (WQMP) (February 2016), the project will create 92,000 square feet of impervious asphalt and 168,523 square feet in impervious roof tops. Runoff from streets will be collected and conveyed via new stormwater infrastructure to a bio-retention basin. Roof runoff will be directed to landscaping. The bio-retention basin (Lot 22) will generally be located near the southwest corner of the site adjacent to and east of Lot 20 and Street "C". The design capture volume for the project is 16,673.8 cubic feet; the design volume for the basin is 115,546 cubic feet. Thus, adequate volume will be provided to retain all on-site design storm flows. Impacts would be **less than significant** under these thresholds.

g) As referenced, seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 43 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is the Diamond Valley Reservoir located approximately 4 miles to the northeast. Sieche events associated with Diamond Valley Reservoir were not determined to be a concern in the County of Riverside Environmental Impact Report No 521. The two water bodies that are considered a concern are Lake Elsinore and Lake Perris. Both have large public gathering areas in proximity. The proposed project is located over 20 miles southeast of Lake Perris and approximately 14 miles east of Lake Elsinore. Impacts from seiches are not an issue of concern associated with the proposed project. The project is not located within a flood zone per FEMA Map No. 06065C2090G as referenced above. **No impact** would occur under this threshold.

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

h) There are no surface water bodies in proximity to the site nor would water needed to support the project be drawn from unmanaged surface water sources. All potable water would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

i) As referenced, the project site is not located within the boundaries of a managed groundwater basin as defined by the Eastern Municipal Water District Urban Water Management Plan (2015). The project is not proposing to use groundwater for potable or irrigation purposes. Rather potable water service would be provided by Eastern Municipal Water District. **No impact** would occur under this threshold.

j) The stormwater retention basins will be designed to percolate within a time period specified by County of Riverside design guidelines and regulations. Further, the basin will be regularly maintained to remove debris and material that could impact percolation. The water will not pond long enough to be a vector control issue or cause odors. A **less than significant impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
a) Affect land use within a City Sphere of Influence ("SOI") and/or within an adjacent City or County boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials Riverside County General Plan Land Use Element, County zoning designation, Staff review, GIS database

Findings of Fact: a-b) The proposed project would develop 21 new residential units on an undeveloped site in unincorporated Riverside County consistent with the current zoning and General Plan designation. The project would also include road and related infrastructure improvements to ensure consistency with County standards. The proposed project would not require a zone change or General Plan Amendment that could result in the alternation of the present or planned land use in the area. The project would not change land use within an existing City sphere of influence and/or within adjacent city or county boundaries. As discussed, the project would be consistent with applicable policies from the various elements contained in the Riverside General Plan. Further, 13 acres of sensitive habitat would be preserved on-site to ensure consistency with the MSHCP. **No impact** would occur under these thresholds.

c) As referenced, the project would not require a zone change; thus, it would be consistent with existing zoning. There is no known proposed change in zoning pending. The surrounding land is vacant or developed rural residential properties. The project would be developed at densities consistent with existing zoning and neighboring parcels. The project would be consistent with the County of Riverside

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

General Plan designation (Estate Density Residential) and applicable policies within the Southwest Area Plan. The project would be developed on a vacant site in a rural residential area. It would not introduce improvements that could disrupt or physically divide an established community. **No impact** would occur under thresholds a-e.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact: a-c) The County of Riverside General Plan Amendment EIR (2015) does not identify the project site as a mapped or designated Mineral Resource Zone (MRZ). The proposed project would not require excavation of mineral resources nor would construction result in the loss of availability of any known regional or local mineral resources. The project is not located in proximity to a mine. Residents would not be exposed to hazards from an existing or abandoned quarry or mine. Therefore, **no impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Information provided in this section was obtained in part, from the *Keller Road Tentative Tract Map Noise Study* prepared by Birdseye Planning Group, October, 2017 (Appendix G).

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

Findings of Fact: a-b) The project site is located approximately 4 miles north of the French Valley Airport and one mile south of the Pines Airpark, a private airstrip. The project site is outside the boundary of the French Valley Airport Master Plan (2009) and modeled noise contours. Residents of the proposed project would not be affected by noise from French Valley Airport operations. As referenced in the Riverside County General Plan Environmental Impact Report, Section 4.2, Land Use (February 2015), the Pines Airpark has no approved master plan. Further, research indicates that the airpark is no longer in operation. While some general aviation overflights may occur and be audible, French Valley Airport is not anticipated to generate noise levels that would adversely residents of the proposed project. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials, the *Keller Road Tentative Tract Map Noise Study* prepared by Birdseye Planning Group, October 2017 (Appendix G).

Findings of Fact:

a) *Fundamentals of Sound and Environmental Noise*

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

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

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

Construction Noise. The main sources of noise during construction activities would include heavy machinery used during, grading and clearing the site, as well as equipment used during building construction and paving. Table 6 demonstrates the typical noise levels associated with heavy construction equipment. As shown, average noise levels associated with the use of heavy equipment at construction sites can range from about 81 to 95 dBA at 25 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction (Hanson, Towers, and Meister, May 2006).

**Table 6
Typical Construction Equipment Noise Levels**

Equipment Onsite	Typical Level (dBA) 25 Feet from the Source	Typical Level (dBA) 50 Feet from the Source	Typical Level (dBA) 100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	85	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69

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

Equipment Onsite	Typical Level (dBA) 25 Feet from the Source	Typical Level (dBA) 50 Feet from the Source	Typical Level (dBA) 100 Feet from the Source
Dump Truck	82	76	70

Source: Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1. Noise levels based on actual maximum measured noise levels at 50 feet (L_{max}). Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.

Noise-sensitive uses near the project site are existing single-family residences located adjacent to and both east and west of the site. Table 6 shows typical maximum construction noise levels at various distances from construction activity, based on a standard noise attenuation rate of 6 dBA per doubling of distance. The noise level used to estimate the maximum noise level that could occur is based on use of a bulldozer as it is likely to be the noisiest type of equipment used over a sustained period of time adjacent to neighboring residences during demolition and site preparation activities. Actual noise levels will fluctuate throughout the day and may periodically exceed 88 dBA at the property line depending on the type and location of equipment used and whether multiple pieces of equipment are operating simultaneously in the same area. The proposed project would comply with limitations on hours of construction activity defined in Section 9.52.20; thus, noise impacts during construction of each phase would be **less than significant**.

Construction Noise Reduction Measures

Temporary construction noise levels could be reduced through implementation of the following measures:

- N-1 Construction Equipment.** Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines.
- N-2 Limit Operations Adjacent to Receivers.** Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time.
- N-3 Neighbor Notification.** Provide notification to residential occupants nearest to the project site at least 24 hours prior to initiation of construction activities that could result in substantial noise levels at outdoor or indoor living areas. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number for local residents to call

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

to submit complaints associated with construction noise. The notification should be posted along Keller Road and be visible from adjacent properties.

With implementation of N-1, N-2, N-3, construction noise impacts would be **less than significant**.

Long-Term Operational Noise Exposure

Long-term operation of the proposed project was evaluated for potential exterior traffic related impacts caused by increased traffic volumes associated with the project as well as interior noise levels caused by traffic.

Exterior Traffic Noise. Traffic is the primary noise source that would be generated by the proposed project. Existing noise levels do not exceed the exterior residential standard (55 dBA) referenced above; thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to noticeably increase over ambient conditions and/or exceed the 55 dBA standard in the Riverside County Code.

The roadway network adjacent to the project site was modeled using the Federal Highway Administration Traffic Noise Model (TNM) version 2.5 software (see Appendix A). The model calculates traffic noise at receiver locations based on traffic volumes, travel speed, mix of vehicle types operating on the roadways (i.e., cars/trucks, medium trucks and heavy trucks) and related factors. Traffic volumes and vehicle mix on Keller Road are based on traffic counts obtained during the monitoring period. Because traffic was minimal during monitoring, peak hour vehicle trips generated by 11 existing residences located north of Keller Road generally between Leon Road to the west and Pourroy Road to the east were included in the model to calibrate for existing conditions.

Traffic volumes for the project were based on peak hour trip generation rates published by the Institute of Transportation Engineers (ITE) publication *Trip Generation, 9th Edition* for single-family uses. Single-family residences generate 1.0 trip per unit during the peak hour. This would equate to 21 trips. The 21 trips were added to baseline conditions to determine whether noise levels would increase as a result of project operation. The model was calibrated to calculate noise levels that are +/- 2 dBA those measured on-site and reported in table 7.

Hourly average baseline noise levels (Leq) were calculated for two locations on the project site and three adjacent receivers to establish baseline conditions. The receiving properties are defined as follows:

1. Single-family residence at the southwest corner of Keller Road and Pourroy Road;
2. Single-family residence located west of Pourroy Road, south of proposed Lot 7;
3. Project Lot 3;
4. Project Lot 1;
5. Single-family residence located adjacent to and northwest of the project site.

Baseline noise levels are shown Table 7. As shown, baseline conditions do not exceed the 55 dBA exterior standard for single-family residential areas.

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

Noise levels associated with the project were calculated by adding the 21 peak hour project trips to the baseline traffic volumes on Keller Road and Pourroy Road. The results are also shown in Table 7. Project traffic will cause an approximately 3 dBA increase over baseline conditions. While this is nearly a perceptible change, it would also not exceed the 55 dBA standard. In all cases, noise levels will remain below the 55 dBA acceptable limit and impacts from the project on the surrounding area would be less than significant.

**Table 7
Modeled Noise Levels**

Receptor	Existing Leq	With Project Leq	Significant Impact
Site 1	47.7	50.1	No
Site 2	42.7	44.4	No
Site 3	47.4	50.0	No
Site 4	47.5	50.0	No
Site 5	26.8	29.1	No

Interior Traffic Noise. The proposed project would be designed to meet or exceed California Energy Code Title 24 standards which specify construction methods and materials that result in energy efficient structures and up to a 30 dBA reduction in exterior noise levels (assuming windows are closed). This includes installation of mechanical ventilation (e.g. air conditioning), in combination with standard building construction that includes dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26.

When windows are open, the insertion loss drops to about 10 dBA. Assuming windows are closed, interior noise levels associated with traffic operations would be reduced from 50.0 (baseline) to 20.0 dBA which would be below the 45 dBA nighttime standard. A **less than significant impact** would occur under this threshold.

b) Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. Keller Road does not carry heavy truck traffic nor are other activities occurring in the project area that generate perceptible groundborne vibration.

Construction activity on the project site would be temporary and any vibration would likely not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels would be 87 VdB at 25 feet, 81 VdB at 50 feet, and 75 Vdb at 100 feet, based on the Federal Transit Administration's (FTA's) *Transit Noise and Vibration Impact Assessment* (May 2006) as shown in Table 8.

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

**Table 8
Typical Vibration Source Levels for
Construction Equipment**

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Federal Railroad Administration, 1998

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity is not expected. General construction associated with the project would be confined to the project site and consist of grading, excavations for building footings. It would be temporary in duration and occur within the timeframe designated in the County of Riverside Code as referenced above. The closest single-family residence to the site is located to the south of Lots 6 and 7. This residence is 75-100 feet from the property line. Based on the information presented in Table 8, vibration levels could reach 75-77 VdB at this residence during construction assuming a bulldozer is the heaviest piece of equipment used during grading or site clearing.

As discussed, 100 VdB is the threshold where minor damage can occur in fragile buildings. Vibration levels are projected to be under this threshold; thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project.

Vibration levels may exceed the groundborne velocity threshold level of 72 VdB for residences and/or buildings where people sleep as discussed above. Maximum vibration levels could be 75-77 VdB. However, as long as construction occurs within the prescribed hours, temporary vibration impacts would be considered adverse, but **less than significant**.

Mitigation: Temporary construction noise levels could be reduced through implementation of the following measures:

- N-1 Construction Equipment.** Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating

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

equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines.

N-2 Limit Operations Adjacent to Receivers. Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time.

N-3 Neighbor Notification. Provide notification to residential occupants nearest to the project site at least 24 hours prior to initiation of construction activities that could result in substantial noise levels at outdoor or indoor living areas. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number for local residents to call to submit complaints associated with construction noise. The notification should be posted along Keller Road and be visible from adjacent properties.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", *Phase I Paleontological Resource Inventory* (February 2016), prepared for the project by L&L Environmental (Appendix H).

Findings of Fact: a) As discussed in the Phase I Paleontological Resources Inventory, while no paleontological resources were observed on-site, According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. If fossil remains are encountered during site development all earth moving shall be cease. Standard conditions of approval have been placed if paleontological resources are encountered during excavation

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: a) Evidence of the past residential and out building development still exists on the project site. However, the project site has been vacant for some time, so the project implementation would not result in the removal of existing housing or the displacement of residents that would require the construction of replacement housing elsewhere. **No impact** would occur.

b) The project would provide 21 market rate single family residences. The project would not provide jobs or services that may create housing demand in the area. **No impact** would occur.

c) The proposed project consists of constructing 21 residential units that would increase the population of the area by approximately 60 people (assuming 2.86 people per household). The proposed project would not require the removal of housing to accommodate improvements. The project would not induce substantial population growth directly as a result of new development or indirectly through the extension of utility infrastructure to a currently unserved area. The project is consistent with the Riverside County General Plan and will not exceed the growth projections outlined in the General Plan or SCAG. The project would utilize existing roads, water and utility infrastructure. All wastewater would be treated in on-site systems. Therefore, a **less than significant** impact related to population growth would result from project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact: Fire Station 34 is the nearest Riverside County Fire Station to the project site. It is located at 32655 Haddock Street in Winchester approximately 6 miles north of the site. Implementation of the project would increase the population in the area by approximately 60 residents. The project

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

would be designed consistent with California Building Code 2013 edition and Riverside County Ordinance 787 which defines uniform fire code standards for access, brush control and related factors. The project would increase demand for fire service; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Riverside County General Plan. Further, the project would be designed and constructed consistent with Riverside County Fire Department standards for access, fire suppression infrastructure and fuel control/modification. The project would not require the construction of a new fire station to maintain service ratios.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: Law enforcement services are provided by the Riverside County Sheriff's Department. The project area is served by the Perris Station located at 137 North Perris Boulevard, Suite A which is approximately 18 miles northwest of the site. The project would potentially increase demand for law enforcement services by increasing the population in the area. However, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Riverside County General Plan. The project would not require the construction of new or expanded Riverside County Sheriff Department facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): GIS database, Public School Review website, <https://www.publicschoolreview.com>

Findings of Fact: School age children living at the project site would likely attend Oak Meadows Elementary School and Bell Mountain Middle School in the Menifee Unified School District and Vista Murrieta High School in the Murrieta School District. Assigned schools would be determined at the time residences are constructed. The project would be required to pay impact fees to in part, fund the expansion of school facilities as needed to serve the project. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

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

Findings of Fact: The nearest library to the site is located at 163 East San Jacinto Avenue in Perris approximately 18 miles to the northwest. The project would increase the population in the area; however, this would be a rural estate development; and thus, is not anticipated to increase the demand for library services to the degree that new or expanded library services would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): Riverside County General Plan

Findings of Fact: Loma Linda University Health in Murrieta is located approximately 3 miles to the southwest and is the closest hospital to the project site. Menifee Valley Medical Center approximately 12 miles northwest and Inland Valley Medical Center located 7 miles to the southwest in Wildomar are also located in the general project area. The addition of 60 new residents to the project area is not expected to significantly increase demand for medical services to the extent that new facilities would need to be constructed. A **less than significant** impact is expected under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a-b) The project would construct 21 estate residences. The individual lots would be a minimum of one-acre in size which provides sufficient room for construction of private recreational amenities. No additional parks are proposed nor would the increase of 60 residents in rural Riverside County substantially increase demand for park services elsewhere. However, the project would be required to pay impact fees as a contribution towards the expansion of parks and recreation services within Riverside County. **No impact** would occur.

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

c) The project is not located in a Community Service Area (CSA) or park/recreation district that is managed by the Community Parks and Recreation Plan. As referenced, the project would be required to pay impact fees, a portion of which would be allocated to parks and recreation resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

a) Include the construction or expansion of a trail system?

Source(s): Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County Regional Park and Open-Space District Comprehensive Trail Plan (January 2018).

Findings of Fact: No trails are proposed as part of the proposed project. As discussed in the Comprehensive Trail Plan, there are no trails designated in the project area. There will be no impacts to recreational trails with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict with or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b) Criteria for Analyzing Transportation Impacts?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Substantially increase hazards due to a geometric 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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

e) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

f) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source(s): Riverside County General Plan, Riverside County Traffic Impact Assessment Guidelines (April 2008).

Findings of Fact:

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

a) Construction and operation of the proposed project would increase traffic on Keller Road and at the intersections of Leon Road to the west and SR 79 to the east. The project would construct 21 residential units. Traffic volumes for the project were based on peak hour trip generation rates published by the Institute of Transportation Engineers (ITE) publication *Trip Generation, 9th Edition* for single-family uses. Single-family residences generate 1.0 trip per unit during the peak hour. This would equate to 21 additional trips on Keller Road.

Per the Riverside County Traffic Impact Assessment Guidelines (April 2008), residential TTM projects with less than 100 lots or that generate less than 100 peak hour trips are exempt from the preparation of a traffic impact analysis. The proposed project meets both criteria; and thus, a traffic impact assessment was not prepared. Based on these criteria, the project is not expected to adversely affect traffic circulation or Level of Service on Keller Road or adjacent intersections. Further, the project would not adversely affect transit, bicycle access or other modes of travel on Keller Road or on the surrounding road network.

The proposed project is exempt from traffic impact assessment requirements; however, as noted, it would generate approximately 210 daily trips (10 trips per unit) or 21 peak hour trips. Impacts would be **less than significant**.

b) The proposed project is located within rural Riverside County. Transit service is not available at the site; however, a Riverside Transit agency stop (Route 79) is located approximately 0.5 miles southeast of the site at the intersection of SR 79 and Pourroy Road. The project would increase vehicle miles traveled; however, based on the proximity of transit options along SR 79 east of the site and project consistency with the Riverside County General Plan, project-related impacts under this threshold would be less than significant.

c) The proposed project would be required to pave segments of Pourroy Road and Keller Road to current County of Riverside standards. The project would utilize Keller Road and Pourroy Road for ingress/egress. Paving would improve the overall safety of roadway operation. **No impacts** associated with hazardous design features would occur.

d) The proposed project would improve both Keller Road and Pourroy Road. The majority of project-related use of neighboring roadways would be from residents traveling to/from their homes. The anticipated use would not cause a greater level of wear on the road to the extent that maintenance beyond what is typically required would occur. A **less than significant** impact would occur.

e) The project would be required to make improvements to both Keller Road and Pourroy Road. The improvements would facilitate the safety of traffic operation on adjacent roads. The project would not increase the need for road improvements. The project would require the transport of heavy equipment to the site. Construction worker/vendor trips would be generated daily throughout the duration of construction. Based on traffic counts performed during noise monitoring, traffic operation on Keller Road currently exceeds County of Riverside LOS criteria. Project construction is not anticipated to adversely impact traffic on Keller Road. **No impact** would occur.

f) The proposed project would not alter emergency access routes. The site is accessed via Keller Road and a secondary access on Pourroy Road. The access driveways would provide access for emergency service vehicles and evacuation options for residents. No project activity would impair emergency access to the area. **No impact** would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan, Southwest Area Plan (July 2017)

Findings of Fact: Figure 8 of the Southwest Area Plan depicts the trails and bikeway system anticipated for the Southwest Planning Area. No trails or bikeways are planned for Keller Road or Pourroy Road. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff review, Project Application Materials, L&L Environmental, Inc., *Phase I Cultural Resource Assessment for the Keller Road and Pourroy Road Properties* (January 2016)(Appendix D).

Findings of Fact: a-b) As referenced in Section 9, Archaeological Resources, a sacred land database search was requested from the NAHC on September 16, 2015 and a response was received on October 7, 2015. The NAHC SLS failed to indicate the presence of Native American cultural resources in the immediate project area. A total of 15 scoping letters were sent to the tribes and individuals identified by the NAHC on October 15, 2015. As a result of the information scoping process, five (5) responses were received from four (4) contacts including letters, telephone calls, and emails from the Rincon Band of

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

Luiseno Indians, the San Luis Rey Band of Mission Indians, the Soboba Band of Luiseno Indians, and the Pechanga Band of Luiseno Indians. Two (2) of these responses included requests for additional coordination and project updates (Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians).

The Soboba Band has indicated that the project area is located in proximity to known sites, is in a shared use area that was used in ongoing trade between Tribes and is considered to be culturally sensitive by the people of Soboba. For these reasons, the Soboba Band requested consultation/coordination with Riverside County and the project proponent, to serve as a consulting tribal entity for the project, and Native American monitoring to be completed by representatives from the Soboba Band of Luiseno Indians Cultural Resource Department.

A sacred land database search was requested from the NAHC on September 16, 2015 and a response was received on October 7, 2015. The NAHC SLS failed to indicate the presence of Native American cultural resources in the immediate project area. A total of 15 scoping letters were sent to the tribes and individuals identified by the NAHC on October 15, 2015. As a result of the information scoping process, five (5) responses were received from four (4) contacts including letters, telephone calls, and emails from the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, the Soboba Band of Luiseno Indians, and the Pechanga Band of Luiseno Indians. Two (2) of these responses included requests for additional coordination and project updates (Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians).

The Soboba Band has indicated that the project area is located in proximity to known sites, is in a shared use area that was used in ongoing trade between Tribes and is considered to be culturally sensitive by the people of Soboba. For these reasons, the Soboba Band requested consultation/coordination with Riverside County and the project proponent, to serve as a consulting tribal entity for the project, and Native American monitoring to be completed by representatives from the Soboba Band of Luiseno Indians Cultural Resource Department.

The Pechanga Band indicated that the project area is part of a Traditional Cultural Landscape and that there is a Payómkawichum (Luiseno) village located in this area. For these reasons, there is a high potential that the proposed project may directly and indirectly impact the village and resources in this area. They also believe that there is a high probability of recovering surface and subsurface resources during ground-disturbing activities.

On May 17, 2017, the Soboba Band of Luiseno Indians requested monitoring on-site during all initial ground disturbing activities and excavation. On July 18, 2017 the Pechanga Band of Luiseno Indians requested consultation and provided comments on Phase 1 Cultural Reports. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Adherence to this condition will comply with the requirements of AB52.

Therefore, the Tribe requests to consult with Riverside County to discuss potential impacts to Traditional Cultural Resources and to obtain more detailed information about the project. In addition, the Tribe requests a status notification regarding the entitlement process, copies of all relevant environmental documents, consultation with the Lead Agency, archaeological monitoring, and Native American monitoring to be performed. With the implementation of mitigation measure CR-1, CR-2 and CR-3 identified in Section 9, impact to Tribal Cultural Resources would be reduced to **less than significant**.

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

Mitigation: With implementation of measures CR-1, CR-2 and CR-3 as identified in Section 9, Archaeological Resources, impacts to Tribal Cultural Resources would be reduced to **less than significant**. In addition, TCR-1 shall apply to monitor on-site ground disturbance.

TCR-1: 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.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Eastern Municipal Water District

Findings of Fact: a) The project would obtain potable water from the Eastern Municipal Water District (EMWD) via the extension of an existing water line located at the intersection of Keller Road and Pourroy Road. A will serve letter dated April 22, 2016, was obtained from EMWD. While EMWD stipulates the project will require review and approval of plans and construction oversight for all work involved EMWD infrastructure, no additional water entitlements are required to ensure supplies are available to serve the project. The project would install on-site septic systems for each residence to treat wastewater. The project would provide on-site stormwater water systems to capture, convey and treat flows. No systems would require expansion off-site. All impacts related to the installation of systems on-site have been evaluated as part of the overall impact discussion related to grading and ground disturbance.

b) As referenced, the project would obtain potable water from the Eastern Municipal Water District (EMWD) via the extension of an existing water line located at the intersection of Keller Road and Pourroy Road. A will serve letter dated April 22, 2016, was obtained from EMWD. While EMWD stipulates the project will require review and approval of plans and construction oversight for all work involved EMWD infrastructure, no additional water entitlements are required to ensure supplies are

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

available to serve the project. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Department of Environmental Health Review

Findings of Fact: a) Wastewater would be treated by individual septic systems as described in Section 18, Soils. No offsite wastewater treatment or conveyance would occur. The proposed project would be designed consistent with the Riverside County On-Site Water Treatment System (OWTS) Technical Guidance Manual (March 2015) considering on-site soils and other characteristics that affect percolation. A **less than significant** impact would occur under this threshold.

a) The project would not create additional demand on existing off-site facilities such that wastewater treatment standards would be exceeded or require the construction of new or expanded facilities. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Solid Waste

a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: a) The proposed project would generate construction/demolition waste (CDW) as well as ongoing domestic waste from the 21 residences. According to the Riverside County Waste Management Department, solid waste generated by the proposed facility would likely be disposed of at

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

the Lamb Canyon landfill. Prior to reaching the landfill, waste would likely be taken to the Perris Transfer Station for consolidation and transport to sanitary landfills.

The Project site is located approximately 17 miles south of the Lamb Canyon Landfill, a Riverside County regional municipal solid waste landfill. This facility is located at 16411 Lamb Canyon Road, Beaumont, California. The landfill is owned and operated by Riverside County Department of Waste Resources. The landfill property area consists of approximately 1,189 acres, including 703.4 acres total permitted area, of which 144.6 acres are permitted for solid waste disposal. The landfill is currently permitted to receive 5,000 tpd of MSW for disposal and 500 tpd for beneficial reuse. The site has an estimated total disposal capacity of approximately 20.7 million tons. The landfill has a permitted capacity of 5,000 tons per day and has an estimated disposal capacity of 15.646 million tons. As of January 1, 2019, the facility had 9.3 million tons of remaining disposal capacity. The disposal capacity is estimated to last, at a minimum, until approximately 2029. From January 2018 to December 2018, the Lamb Canyon Landfill accepted a daily average of 1,944 tons with a period total of approximately 596,863 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site.

It is presumed that construction waste would be comprised of concrete, metals, wood, landscape and typical domestic material. The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50%. AB 341 increased the recycling goal to 75% by 2020. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. The construction debris would be processed and recycled or sent to the landfill. As required by Riverside County, a Waste Recycling Plan will be prepared to categorize and quantify types of construction debris and identify how this material would be sorted and recycled consistent with CIWMA requirements.

Cal Recycle estimates that an average household generates approximately 12.23 pounds of domestic solid waste per household each day.

<http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/Residential.htm>.

The project would generate approximately 257 pounds of solid waste daily. Assuming 75% is recycled, a total of 64 pounds would go to the landfill. Assuming Lamb Canyon receives the waste, this would increase the total volumes going to landfill daily by .0000019%. A **less than significant impact** would occur under this threshold.

b) The applicant and project contractor will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989 as amended per AB 341. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Riverside County Code

Findings of Fact: a-c) Electricity would be provided by Southern California Edison, natural gas would be provided by the Southern California Gas and communications would be provided by Verizon. Utility providers forecast demand based on zoning designations within each service area to ensure that adequate supply is available. While the project would increase demand for utility services, it is assumed that adequate supply is available without the need for installation of new infrastructure. Impacts will be **less than significant**.

d) Stormwater collection, conveyance and treatment would occur on-site. There is no requirement for expansion of off-site stormwater infrastructure. **No impact** would occur under this threshold.

e) On-site lighting would be provided consistent with County Ordinance 655. **No impact** would occur under this threshold.

f) The project would be required to make improvements to both Keller and Pourroy Roads as referenced in the project description. Specific requirements for design, construction and maintenance would be included as conditions of approval for the project. **No impacts** are anticipated.

g) As referenced above in Section 36 through 42, no adverse impact to the provision of government services is anticipated with the payment of impact fees. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Wildfire If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
fire risk or that may result in temporary or ongoing impacts to the environment?				
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact: a) The project would be required to make improvements to both Keller Road and Pourroy Road to in part, meet Riverside County Fire Department access standards. Both roads are currently unpaved with gravel surfaces. The project would improve emergency vehicle access to the area. **No impact** to any evacuation plans or evacuation routes would occur.

b) The project generally slopes from the north to the south with development proposed in the southern portion of the site. Approximately 13 acres in the northern portion of the site would be preserved as native habitat. The developed areas would not be located upslope from heavily vegetated areas that would present a fire hazard in the event a fire were to occur in the area. However, like all of southern California, it is possible that wildfires occurring in the general area could expose residents to pollutant concentrations based on proximity and wind direction.

The site is located in a Hazardous Fire Area (Riverside County Fire Department, January 2016). To minimize the potential for structural damage from a wildfire, the project would be required to be constructed consistent with California Building Code 2013 edition and Riverside County Ordinance 787 which defines uniform fire code standards. Prior to issuance of grading permit for the project, the Riverside County Fire Department will require submittal and approval of a Fire Protection and Vegetation Management Plan that defines how the project will address fuel modification to reduce fire loading, proper fire breaks based on fuel load, slope and terrain; design of noncombustible walls between rear yards and open space, emergency vehicle access into open space and the management entity that will be responsible for maintenance of all fire protection measures in the open space. In addition, a fire suppression system consisting of fire hydrants or other approved infrastructure will also be required as part of the project should a wildfire occur in the area.

Further, materials used in the construction of the residences would be consistent with Ordinance 787 of the Riverside County Code and are intended to minimize or avoid fire-related impacts. The project would minimize the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would be **less than significant**.

c) The project would require the installation of streets and related above ground improvements. The electrical utilities would be underground and all defensible spaces around the residences would be maintained consistent with Riverside County Ordinance 787 as defined in the Vegetation Management Plan. Impacts would be **less than significant**.

d) As referenced, the project site gently slopes from approximately 1,600 feet above mean sea level to the north to 1,500 feet above mean sea level toward the southern portion of the site. While existing

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

slopes would be disturbed during grading, they are not steep nor would steep slopes be created. The steepest graded slopes would be 2:1 Steep slopes are located in the habitat preservation area on the northern portion of the site. This area could burn in the event of a wildfire; however, it is relatively small and the slopes are isolated near rock outcroppings. In the unlikely event that a landslide were to occur, there is sufficient distance between that area and the residences that landslides would not reach the developed area. Impacts would be **less than significant**.

e) Like all of southern California, it is possible that wildfires could occur in the area. The site is located in a Hazardous Fire Area (Riverside County Fire Department, January 2016) and as referenced above, the project would be required to be constructed consistent with California Building Code 2013 edition and Riverside County Ordinance 787 to minimize the potential for structural damage from a wildfire. The project would not present a substantial risk to people of structures from wildfire.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no threatened, endangered or sensitive plant species occurring on the project site. Surveys did not locate any burrowing owls or burrowing owl sign on the site or within the buffer zone. However, a preconstruction clearance survey (valid for 30 days) will be required as a standard condition under current MSHCP guidelines (Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, issued March 29, 2006). With implementation of the standard condition requiring a preconstruction BUOW survey, impacts to BOUW would be **less than significant**.

Although not observed, the project has the potential to impact Lawrence’s goldfinch, black-chinned sparrow, southern grasshopper mouse, crotch bumble bee, and Icenogle’s socialchemmis spider. With avoidance of the 13-acre area at the northern end of the site (i.e., Lot 25), the proposed project would avoid 69% of the habitat determined to be suitable for these species. With the ranging ability of the species, known occurrences in the area, and on-site avoidance of native habitats, potential impacts to these species are not expected to appreciably affect overall population or range. Impacts to species not covered by the MSHCP would be **less than significant**.

Habitat suitable for raptor and migratory bird nesting is present within and around the site and an active nest was identified during surveys. With completion of preconstruction surveys as required per the MBTA, potential impacts to raptors and migratory birds would be **less than significant**.

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

Although the project area is not anticipated to contain paleontological or archaeological resources, previously undetected subsurface archaeological resources may be discovered during grading and/or excavation. Mitigation Measures **CR-1, CR-2 and CR-3** would mitigate any impacts associated with the discovery of previously undetected subsurface cultural resources during excavation activities. With mitigation, potential impacts to these resources would be **less than significant**.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: As presented in the discussion of environmental checklist Sections I through XVII, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. As referenced, elements of the project, including the drainage infrastructure, is being coordinated with Specific Plan 380 (Keller Crossings) which is located immediately adjacent to and east of the site. Coordination is intended to avoid cumulative impacts to adjacent properties within the area. Consequently, while the project will have direct and indirect environmental effects, the project along with other cumulative projects is expected to result in a **less than significant** cumulative impact with respect to all environmental issues.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As presented in the environmental checklist discussions, the project would have no impact or a less than significant impact with respect to air quality, hazards and hazardous materials. With the implementation of Mitigation Measure **NOI-1**, potentially significant and adverse noise impacts under buildout conditions would be reduced to **less than significant**. Therefore, the project would have a **less than significant** impact on human beings.

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: None

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

Location: County of Riverside Planning Department

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

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: 10/24/2019 11:53 AM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx



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

Juan C. Perez
Agency Director



10/30/19, 8:43 am

TR37089

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37089. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Tentative Tract Map No. 37089) 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. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on Tentative Tract Map No. 37089, dated 8/23/2018.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**

Intergovernmental Consultation) {for GPAs, SPs, & SPAs

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 **AND - Hold Harmless**

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

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 Tentative Tract Map No. 37089 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 Tentative Tract Map No. 37089, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

E Health

E Health. 1 0010-E Health-USE - DESTRUCTION OF WELL/OWTS

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 IF Human Remains Found (cont.)

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 PDA 4959 accepted

County Archaeological Report (PDA) No. 4959 submitted for this project (TR37089/PAR01475) was prepared by Jennifer Sanka with L & L Environmental and is entitled: "Phase I Cultural Resources Assessment for the Keller and Pourroy Roads Project +/-48 acres in the Winchester / East Menifee Area, Riverside County, California", dated January 7, 2016. PDA04959concludes: no cultural resources were identified as a result of a record search and a survey of the project area. The project has a moderate sensitivity for subsurface cultural resources PDA04959 recommends: Archaeological and Native American monitoring during ground disturbing activities. 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-GEO

Planning-GEO. 1 GEO180004 ACCEPTED

County Geologic Report GEO No. 180004, submitted for the project TR37089, APN 472-090-090, 021, 024, was prepared by P.A. & Associates, Inc., and is titled; "Update Preliminary Geotechnical Investigation & Percolation Rate Study, DEH PR #2792-2794 & PR #3187-3189, Proposed Tentative Tract Map 37089, Plot Date 9/8/2016, APN 472-090-020, 021-& 024, 31820 Keller Road, Winchester, Riverside County, CA," dated January 3, 2017. In addition P.A. & Associates submitted the following:

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180004 ACCEPTED (cont.)

"Response to Riverside County Planning Department Review Comments dated February 16, 2018 for Update Preliminary Geotechnical Investigation & Percolation Rate Study, DEH PR #2792-2794 & PR #3187-3189, Proposed Tentative Tract Map 37089, Plot Date 9/8/2016, APN 472-090-020, 021-& 024, 31820 Keller Road, Winchester, Riverside County, CA, PN 96044-394B, by P.A. & Associates, dated January 3, 2017", dated February 21, 2018.

GEO180004 concluded:

1. The site is located outside of a State of California earthquake seismic hazard zone.
2. Based on a review of aerial imagery and geologic mapping of the site, no evidence of active faulting was found across the site and the potential for rupture of the ground surface due to seismic activity is considered remote.
3. Based on our observations and the exceptional strength and 2+:1 H:V inclination of the fresh granitic rock composing the pluton, the slopes are considered to be grossly stable.
4. The site is unaffected by groundwater, and is underlain by bedrock or cohesive very old alluvium over shallow bedrock, and should be considered to possess no potential for liquefaction.
5. Seismic differential settlement is estimated at 0.75 inches, with a differential settlement of less than one-eighth of an inch over 20 feet horizontal distance.

GEO180004 recommendations:

1. Prior to the start of grading, any vegetation and/or other deleterious materials should be stripped and legally disposed of off-site.
2. Loose and soft soils within the building lines and 5-feet beyond should be removed and replaced with compacted soil to a minimum depth of one foot below bottom of the footings or two feet below existing grade, whichever is lower.
3. If the bottom of the excavated area possesses less than 90 percent compaction, further removal will be required by the project soils engineer.
4. Any transition line from cut to fill created or proposed within building pads should be eliminated by over-excavating 2 feet below the bottom of footings and 5 feet beyond the footprint.

GEO No. 180004 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180004 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

Transportation

Transportation. 1

0010-Transportation-MAP - COUNTY WEBSITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department website: <http://rctlma.org/trans/>. If you have questions, please call the Plan

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)

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

Transportation. 7 0010-Transportation-MAP - TS/EXEMPT

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

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

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

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

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

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

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

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 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 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.

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 3 0050-Planning-MAP - ECS NOTE NO FENCE WILDLF Not Satisfied

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

"Fencing, which restricts the movement of wildlife, shall not be allowed in the wildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

050 - Planning. 4 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. 5 0050-Planning-MAP*- ANNEX TO PARK DISTRICT Not Satisfied

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Planning

050 - Planning. 5 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 with Valley-Wide Recreation and Parks.

050 - Planning. 6 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 Recreation a 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.

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 Lots 23 and 24 described on page 23, 33 and 40 in the document, "Determination of Biologically Equivalent or Superior Preservation with MSHCP Consistency Determination and Wildlands Interface for three Parcels near the intersection of Keller and Pourroy Roads, Riverside County, California", by L&L Environmental, Inc, dated revised April 2, 2019, 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 on the two lots.

050 - Planning-EPD. 2 0050-Planning-EPD-RCA CONVEYANCE Not Satisfied

As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HAN180009), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 13.2 acres the area delineated as "Area to be Avoided and Conserved," on Figure 8, in the document, "Determination of Biologically Equivalent or Superior Preservation with MSHCP Consistency Determination and Wildlands Interface for three Parcels near the intersection of Keller and Pourroy Roads, Riverside County, California", by L&L Environmental, Inc, dated revised April 2, 2019, shall be offered for conveyance and dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading permit. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, easements, leases (recorded and unrecorded) and taxes except those encumbrances and easements, which are in the sole discretion of the RCA are acceptable. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

050 - Planning-EPD. 3 0060-EPD-UWIG Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 3

0060-EPD-UWIG (cont.)

Not Satisfied

INVASIVES

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

BARRIERS

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

DRAINAGE/TOXICS

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

Survey

050 - Survey. 1

0050-Survey-MAP - ACCESS RESTRICTION

Not Satisfied

Lot access shall be restricted on Keller Road and so noted on the final map.

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION (cont.) Not Satisfied

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RD/AGG.CONST1 Not Satisfied

Secondary off site access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section as approved by the Fire Department within a 60 foot full width dedicated right of way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

Said off site access road shall be the westerly extension of Keller Road to Leon Road.

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Keller Road along project boundary is designated SECONDARY HIGHWAY and shall be improved with 32 foot half width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 50' half width dedicated right of way, with approved centerline and alignment study, in accordance with County Standard No. 94, Ordinance 461. (32'/50')

NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

2. A cash in lieu fee may be paid for the ultimate road improvements of Keller Road. Parkway improvements shall be improved as directed by the Director of Transportation.

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full width AC pavement, 6" AC dike within the 56' full width dedicated right of way in accordance with County Standard No. 105, Section "B", Ordinance 461. (36'/56')

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

Street "A", from street "B" to north project boundary, (fire access road), shall be improved with 16' AC pavement within the 58' full-width dedicated right-of-way (28' on the project side and 30' on the other side of the centerline) or as approved by the Director of Transportation and Fire Department.

050 - Transportation. 5 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - IMP PLANS (cont.) Not Satisfied
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](http://rctlma.org/trans/General%20Information/Pamphlets%20Brochures)

050 - Transportation. 6 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 7 0050-Transportation-MAP - LANDSCAPING Not Satisfied
The project proponent shall comply in accordance with landscaping requirements within public road rights of way (or within easements adjacent to the public road rights of way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines and Standards, and Ordinance 859.

Landscaping shall be improved within Pourroy Road and Keller Road.

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 is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights of way.

050 - Transportation. 8 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied
A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 9 0050-Transportation-MAP - OFF-SITE ACCESS 2 Not Satisfied
The landowner/developer shall provide/acquire sufficient public off site rights of way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right of way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off site right of way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

Said off site access road shall be the southerly extension of Pourroy Road to a paved County maintained Pourroy Road.

050 - Transportation. 10 0050-Transportation-MAP - PART-WIDTH Not Satisfied
Pourroy Road along project boundary is designated LOCAL ROAD and shall be improved with 32' part

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - PART-WIDTH (cont.) Not Satisfied
width AC pavement, (20' on the project side and 12' on opposite side of the centerline), AC dike, within a 60' full width dedicated right of way (30' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "D", Ordinance 461.

Street "A" (between Keller Road and street "B") along project boundary is designated LOCAL ROAD and shall be improved with 32' part width AC pavement (20' on the project side and 12' on opposite side of the centerline), AC dike, within a 58' full width dedicated right of way (28' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "D", Ordinance 461. (Modified for reduced right of way from 60' to 58' full width right of way.)

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

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

050 - Transportation. 12 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 14 0050-Transportation-MAP - STREETLIGHTS - 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 or other electric provider.

050 - Transportation. 15 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - UTILITY PLAN (cont.) Not Satisfied
the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 16 0050-Transportation-MAP*- LC LNDSCP COMMON AREA M Not Satisfied

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

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

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

050 - Transportation. 17 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. The project shall be consistent with the Addendum No. 1 to Hydrologic and Hydraulic Analysis For Olen Properties Report dated August 31, 2018 by Rick Engineering. The project shall consider bulking effects from the offsite watershed for the design of offsite drainage facilities.

050 - Transportation. 18 Landscape Common Area CCRs Not Satisfied

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Transportation

050 - Transportation. 18 Landscape Common Area CCRs (cont.) Not Satisfied

The developer/ permit holder shall:

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

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

050 - Transportation. 19 Transportation - MAP - ANNEX L7LMD/OTHER DIST Not Satisfied

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

1. Landscaping along Pourroy Road and Keller Road.
2. Streetlights
3. Street sweeping

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

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

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

050 - Transportation. 20 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

Plan: TR37089

Parcel: 472090020

50. Prior To Map Recordation

Transportation

050 - Transportation. 20 WQMP ACCESS AND MAINT (SURVEY) (cont.) Not Satisfied
requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

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. All lot-to-lot drainage easements shall be maintained by the HOA or other professional group.

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.

E Health

060 - E Health. 1 DESTRUCTION OF OWTS/WELLS Not Satisfied

Prior to grading permit issuance, wells and OWTS to be destroyed under permit with this Department.

060 - E Health. 2 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details at (951)955-8980.

Additional sampling to be conducted to address livestock and other unknown commercial operations at the site.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Tract Map (TR) 37089 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

Plan: TR37089

Parcel: 472090020

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied
 payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

060 - Planning. 1 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. 2 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 3 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 4 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 35.4 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

Plan: TR37089

Parcel: 472090020

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP*- SKR FEE CONDITION (cont.) Not Satisfied
amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 5 Mitigation Measure - Noise Not Satisfied

The applicant shall implementation of the following measures to reduce construction noise:

N-1Construction Equipment. Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines.

N-2Limit Operations Adjacent to Receivers. Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time.

N-3Neighbor Notification. Provide notification to residential occupants nearest to the project site at least 24 hours prior to initiation of construction activities that could result in substantial noise levels at outdoor or indoor living areas. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number for local residents to call to submit complaints associated with construction noise. The notification should be posted along Keller Road and be visible from adjacent properties.

060 - Planning. 6 Mitigation Measure - Tribal Cultural Resources Not Satisfied

TCR-1: Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor 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

Plan: TR37089

Parcel: 472090020

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

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 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-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate off-site mitigation credits (0.23 acres) have been purchased in accordance with the mitigation measures described in the document entitled, "Determination of Biologically Equivalent or Superior Preservation with MSHCP Consistency Determination and Wildlands Interface for three Parcels near the intersection of Keller and Pourroy Roads, Riverside County, California", by L&L Environmental, Inc, dated revised April 2, 2019"

060 - Planning-EPD. 2 0060-Planning-EPD-30 DAY BUOW 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 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

Plan: TR37089

Parcel: 472090020

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-30 DAY BUOW SURVEY (cont.) Not Satisfied
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. 3 0060-Planning-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. 4 0060-Planning-EPD-LIGHTING PLAN Not Satisfied
The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division (EPD) for review and approval. The lighting plan must conform to section 6.1.4 of the MSHCP. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. Lighting Plan must be submitted to EPD for approval

060 - Planning-EPD. 5 0060-Planning-EPD-MBTA NESTING BIRD SURVEY Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. 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

Plan: TR37089

Parcel: 472090020

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 Mitigation Measure - Culture (cont.) Not Satisfied

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.

MM CR-3: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

MM CR-3: 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

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the

Plan: TR37089

Parcel: 472090020

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
Building and Safety Department clearance.

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

Submit to this Department a soils percolation report in accordance with the Local Agency Management Program (LAMP) and any other required items for the review of an onsite wastewater treatment system (OWTS) for sewage disposal. Please call (951)955-8980 for any additional questions.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Tract Map (TR) 37089 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.

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 - 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 - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed

Plan: TR37089

Parcel: 472090020

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - UNDERGROUND UTILITIES (cont.) Not Satisfied
 underground.

080 - Planning. 5 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied
 Impacts to the Menifee Union School District shall be mitigated in accordance with California State law.

080 - Planning. 6 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied
 Impacts to the Perris Union School District shall be mitigated in accordance with California State law.

080 - Planning. 7 0080-Planning-MAP*- Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

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

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

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

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

Plan: TR37089

Parcel: 472090020

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP*- Walls/Fencing Plans (cont.) Not Satisfied

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

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

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

k. The applicant shall submit a detailed plan for fencing along canal drainage areas and other feature deemed to be hazardous. The applicant shall comply with the height requirements pursuant to Ordinance 457 at the time of obtaining a building permit.

Transportation

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

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

- (1) Landscaping along Pourroy Road and Keller Road.
- (2) Streetlights.
- (3) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

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

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

When applicable, plans shall include the following components:
1)Identification of all common/open space areas;

Plan: TR37089

Parcel: 472090020

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Landscape Inspection Deposit Required (cont.) Not Satisfied

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. 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.

080 - Transportation. 6 Landscape Plot Plan/Permit Required Not Satisfied

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 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 shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

Plan: TR37089

Parcel: 472090020

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 7 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

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

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall

Plan: TR37089

Parcel: 472090020

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 7 Landscape Project Specific Requirements (cont.) Not Satisfied
be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
 - Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

Waste Resources

- 080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF) Not Satisfied
- Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied
- Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

- 090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied
- The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

Plan: TR37089

Parcel: 472090020

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS (cont.) Not Satisfied

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

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

090 - Planning. 3 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 0090-Planning-MAP*- BLOCK WALL ANTIGRAFFITI Not Satisfied

A six (6) foot decorative block wall along the frontage with Keller Road shall be installed to reduce noise associated with anticipated traffic volumes at build out of the planning area. The sound wall combined with landscaping, would address noise issues and ensure that Riverside County standards are met. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 5 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 Valley-Wide.

090 - Planning. 6 0090-Planning-MAP*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 35.4 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 ORD 810 OPN SPACE FEE 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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

Plan: TR37089

Parcel: 472090020

90. Prior to Building Final Inspection

Planning

090 - Planning. 7 ORD 810 OPN SPACE FEE (cont.) Not Satisfied

090 - Planning. 8 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 construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-MAP - FENCE INSTALL Not Satisfied

Prior to final inspection, the fencing described in the approved fencing plan shall be installed for TR37089 and shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

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

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when

Plan: TR37089

Parcel: 472090020

90. Prior to Building Final Inspection

Transportation

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

construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer surveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights of way, (or within easements adjacent to the public rights of way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping shall be improved within Pourroy Road and Keller Road.

090 - Transportation. 3 0090-Transportation-MAP - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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

090 - Transportation. 4 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOST 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. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

Plan: TR37089

Parcel: 472090020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - LNDSCPE INSPCTN RQRMNTS Not Satisfied

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 9C condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 6 0090-Transportation-MAP - R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "A" of the Scott Road and Bridge Benefit District.

090 - Transportation. 7 0090-Transportation-MAP - STREET SWEEPING 2 Not Satisfied

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 8 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied

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

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

090 - Transportation. 9 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. 10 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.

Plan: TR37089

Parcel: 472090020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 0090-Transportation-MAP - WRCOG TUMF (cont.) Not Satisfied

090 - Transportation. 11 Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

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. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 12 Landscape Signage Required on Model Home Complexes Not Satisfied

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 13 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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and 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: March 30, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Ruthanne
Taylor-Berger

Murrieta Sphere of Influence
Menifee Unified School District
Eastern Municipal Water District (EMWD)
South Coast Air Quality Management District

TENTATIVE TRACT MAP NO. 37089 – EA42898 – Applicant: Olen Properties – Engineering/Representative: Rick Engineering Company – Third Supervisorial District – French Valley Zoning – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Located: Northerly of Keller Road, southerly of Scott Road, easterly of Ellio Road, and westerly of Pourroy Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: A Tentative Tract Map for a Schedule “B” subdivision of 48.4 gross acres into twenty one (21) single family residential lots, one (1) MSHCP conservation lot, one (1) detention basin, and two (2) open space areas. APN’s 472-090-020, 021, and 024 – Related Case: PAR01475. **BBID: 974-342-558, UPROJ: TR37089**

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 comment on April 20, 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.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.

Any questions or comments regarding this project should be directed to Angel Anguiano, Project Planner at (951) 955-6184, or e-mail at aanguian@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.



April 22, 2016

Dale M Lyon
Olen Development Corp.
7 Corporate Plaza Drive
Newport Beach, CA 92660

Subject: SAN53 – Will Serve TTM 37089 and APNs: 472-090-020, 021 and 024

Dear Mr. Lyon:

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

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

Expiration - one year from date of issue

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

Sincerely,

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

EC:cms



May 16, 2017

Riverside County Planning Department
Attn: Angel Anguiano
PO Box 1409
Riverside, CA 37089

**Subject: APN: 472-090-020, -021, -024
TTM: 37089**

Dear Mr. Anguiano

The subject project may require either water, sewer and/or recycled water services from EMWD, with the potential requirement for onsite and offsite facilities and associated easements to adequately serve the project demands from existing EMWD facilities. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent and approved by EMWD.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one hour complementary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" webpage, under the "Business" tab, at www.EMWD.org. This meeting will offer the following benefits:

1. Describe EMWD's development work flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project with the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a POS will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility and easement requirements, i.e. approved POS
3. Potential facility oversizing and cost estimate of EMWD's participation

Mr. Anguiano
May 16, 2017
Page 2

4. Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,



Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Department
Eastern Municipal Water District

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: March 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Ruthanne
Taylor-Berger

Murrieta Sphere of Influence
Menifee Unified School District
Eastern Municipal Water District (EMWD)
South Coast Air Quality Management District

TENTATIVE TRACT MAP NO. 37089 – EA42898 – Applicant: Olen Properties – Engineering/Representative: Rick Engineering Company – Third Supervisorial District – French Valley Zoning – Southwest Area Plan – Rural Community: Estate Density Residential (RC:EDR) – Located: Northerly of Keller Road, southerly of Scott Road, easterly of Ellio Road, and westerly of Pourroy Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: A Tentative Tract Map for a Schedule "B" subdivision of 48.4 gross acres into twenty one (21) single family residential lots, one (1) MSHCP conservation lot, one (1) detention basin, and two (2) open space areas. APN's 472-090-020, 021, and 024 – Related Case: PAR01475. BBID: 974-342-558, UPROJ: TR37089

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 April 20, 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.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Any questions or comments regarding this project should be directed to Angel Anguiano, Project Planner at (951) 955-6184, or e-mail at aanguian@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.

angel

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

March 29, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: TR37089, EA42898

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. It is, however, 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. Therefore, we would like to initiate AB-52 consultation at this time.

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.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

angel

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 29, 2017

Heather Thompson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation; Plot Plan No. 26204

Dear Ms. Thompson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

Anh Nguyen
15822 Las Flores St.
Westminster, CA 92683
714-315-0199

October 24, 2019

Via: rbrady@rivco.org

Mr. Russell Brady
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Russell,

I am a landowner on Keller Rd. and Leon Rd., APN# 472-090-017-4. I am in favor of the proposed Tentative Tract Map No. 37089 – Olen Properties Corporation.

Please allow the Olen Properties Corporation to proceed with their plans and approve the rezoning.

Regards,



Anh Nguyen



Tro Nguyen

Tom Le & Nga Tran
1904 California Street
Huntington Beach, CA 92648
714-309-4274

October 24, 2019

Via: rbrady@rivco.org

Mr. Russell Brady
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Russell,

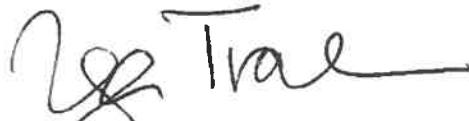
We are landowners on Keller Rd. and Leon Rd., APN# 472-090-017-4. We are in favor of the proposed Tentative Tract Map No. 37089 – Olen Properties Corporation.

Please allow the Olen Properties Corporation to proceed with their plans and approve the rezoning.

Regards,



Tom Le



Nga Tran

Hai Davis
10661 Sherrill St.
Anaheim, CA 92804
714-757-1780

October 24, 2019

Via: rbrady@rivco.org

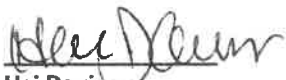
Mr. Russell Brady
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Russell,

I am a landowner on Keller Rd. and Leon Rd., APN# 472-090-017-4. I am in favor of the proposed Tentative Tract Map No. 37089 – Olen Properties Corporation.

Please allow the Olen Properties Corporation to proceed with their plans and approve the rezoning.

Regards,



Hai Davis
Manager of CHS Investments LLC

MarcoPolo S. Velasco
405 13th Street, Unit B
Huntington Beach, CA 92648
562-537-7953

October 25, 2019

Via: rbrady@rivco.org

Mr. Russell Brady
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Russell,

I am a landowner on Keller Rd. and Leon Rd., APN# 472-090-017-4. I support the proposed Tentative Tract Map No. 37089 – Olen Development Corporation.

Please permit the Olen Development Corporation to proceed with their plans and approve the rezoning.

Regards,


MarcoPolo S. Velasco

Paul M. Attyah
P.O. Box 492403
Los Angeles, CA 90049
(310) 562-5153
paul@lubecproperties.com

VIA OVERNIGHT MAIL

October 28, 2019

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

Re: Letter of Support: Tentative Tract Map # 3709 (Applicant: Olen Properties Corp.)

Dear Mr. Brady:

My family has owned 20 acres near the Olen Corp. project for more than thirty years. Our parcel is south of Keller Road. I am writing to express support of the project on behalf of my siblings and me.

The Olen development will add desirable homes on generous lots to the Keller Road area. In addition, the project will help to expand much-needed infrastructure in the Winchester area.

Further, a key benefit is the addition of 13 acres of open space to the MSHCP. The open space will benefit all of the residents of Riverside County for generations to come.

Thank you for your consideration. If you have any questions, please feel free to call me at (310) 562-5153 or email: paul@lubecproperties.com.

Kindly,



Paul M. Attyah, on behalf of:

PMA Lubec Properties, LLC
KAA Lubec Properties, LLC
DJA Lubec Properties, LLC

Russell Brady
Contract Planner
Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA, 92501

Oct 24, 2019

Russell,

Thank you for providing the list of items discussed at the meeting held on Oct 23, 2019. I have listed below my concerns and questions that will also incorporate your list of follow up items that are still outstanding.

My Questions:

The expectation is that you will provide the answer or information requested as soon as practical.

1- (your item #5) Will there be any re-review of the Tentative Tract Map with corrected well location (2 wells) on my land as one of these wells is very close to the lowest elevation and could be subject to contamination due to flooding? I also would request that my house be identified on the map so my residence is not mis-represented as a vacant lot. It is not important where the incorrect information came from, only that the reviewed and established information is accurate and represents the actual conditions.

2- Has there been any plan to control mosquitoes around the "wet" areas of the project?

3- I see that there is a water usage allowance of 7771876 gallons for landscaping to support irrigation, has this been considered in the drainage plan as the irrigated land will not absorb as much water and will reach the saturation point faster, resulting in more runoff flow.

4- (your item #1) What is the square footage and configuration/style of the proposed houses, what restrictions if any are in place related to construction and improvement.

5- (your item # 2) Provide a percolation test report .

6- (your item #4) Is blasting proposed or anticipated with the proposed grading? I will first check the noise study if any is cited there. If not, I will check with the applicant and engineer to see if they anticipate any blasting. As noted in our meeting, if there is no blasting anticipated at this time but when it comes time for grading and they then anticipate blasting, that is what would likely require reopening the CEQA analysis to address the blasting if that is not covered currently in the noise study and Initial Study/Environmental Assessment.

7- (your item #3) Confirm where is water service coming from. Initial Study cited location at Keller/Pourroy. Attached is the Will Serve letter and another letter from EMWD and I don't see it citing a location at Keller and Pourroy. I will see if Environmental Health or Transportation may be aware of water lines are located and may simply ask the applicant and their engineer.

My Concerns:

The expectation is that you will consult with the appropriate resources (engineering, the developer, outside authorities, etc) and offer any alternative possibilities to resolve or address these concerns.

1 - Possible contamination of my water wells due to septic system leaching into the groundwater or from flooding or both, resulting in additional expense to acquire "city" water, and a significant decrease in my property value. My position is that there are too many small sized lots crowded around my property, each one with a septic system, resulting in the immediate area underground being saturated with sewage.

Based on the EPA average water usage of a family of 4, this project would dump **252,000 gallons of sewage** in the soil every month.

This is my primary concern.

2- I am concerned with the noise, security and safety of both the residents of the proposed project and my residence at the boundary of the properties, there will be ponding water at the outlet of the detention basin and this will be attractive to children, I suggest a block wall fence at the north and west boundaries of my property instead of the tubular fence currently identified. This would also ensure there are no problem interfaces with domestic animals and pets.

3- There will be a very abrupt change in aesthetics at the boundaries of the project due to the way the clustering provision was employed that will result in some 10 acre lots being directly adjacent to a cluster of 1 acre lots. The other project on the east side of my land (#380) implemented the cluster provision as well but agreed to blend the density starting with 2 acre lots at the boundary and increasing the density at the interior of the project area thus providing a buffer to the change in density. 2 acre lots adjacent to my property would be acceptable, 1 acre lots adjacent to my property is un-acceptable.

I look forward to your continued co-operation and prompt replies.

Best Regards

Wade Hough

33975 Pourroy Road
Winchester CA. 92596
Phone – 714-614-3903



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR37089 DATE SUBMITTED:

APPLICATION INFORMATION

Applicant's Name: Dale Lyon E-Mail: dlyon@olenproperties.com

Mailing Address: Seven Corporate Plaza

<u>Newport Beach</u>	<u>Street</u>	<u>92660</u>
<u>City</u>	<u>CA</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (949) 719-7221 Fax No: ()

Engineer/Representative's Name: Nate Smith E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Avenue, Ste. 100

<u>Riverside</u>	<u>Street</u>	<u>92507</u>
<u>City</u>	<u>CA</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Olen Properties Corporation E-Mail: dlyon@olenproperties.com

Mailing Address: Seven Corporate Plaza

<u>Newport Beach</u>	<u>Street</u>	<u>92660</u>
<u>City</u>	<u>CA</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (949) 719-7221 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Dale Lyon

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Dale Lyon

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-090-020, 472-090-021, 472-090-024

Section: 20 Township: 6S Range: 2W

Approximate Gross Acreage: 48.4 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Keller Road, South of Scott Road, East of Elliot Road, West of Pourroy Road

Thomas Brothers map, edition year, page number, and coordinates: Page 899, Grids D2 & D3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

This is a proposed schedule "B" single-family development on 48.4 acres. It includes 21 residential lots, 2 open space lots, a basin, and an open space for MSHCP. There is an existing stream running through the east side of the project that will be protected in place. This project will be designed so that storm drain flows to not exceed pre-project condition for the adjacent property owner.

Related cases filed in conjunction with this request:

N/A PAR 01475

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) 3000 ft

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) n/a

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 270,000

Estimated amount of fill = cubic yards 270,000

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import n/a Export n/a Neither n/a

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

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

How many anticipated truckloads? n/a truck loads.

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

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

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

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Olen Properties Corp., a Florida Corporation authorized to transact business in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 472-090-020, 472-090-021 and 472-090-024 ("PROPERTY"); and,

WHEREAS, on March 17, 2017, PROPERTY OWNER filed an application for Tentative Tract No. 37089 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Olen Properties Corp.
Attn: Dale Lyon
7 Corporate Plaza
Newport Beach, CA 92660

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

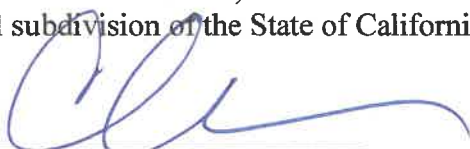
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and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

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

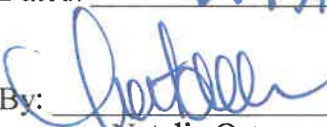
By: 
Juan Perez CHARISSA LEACH
Assist. Riverside County TLMA Director/Interim Planning Director

Dated: 12/7/17

PROPERTY OWNER:
Olen Properties Corp., a Florida Corporation

By: 
Igor M. Olenicoff,
President

Dated: 6/13/17

By: 
Natalia Ostensen,
Secretary

Dated: 6/13/17

FORM APPROVED COUNTY COUNSEL
BY:  MICHELLE CLACK
DATE: 6/21/17

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

On JUNE 13th, 2017 before me, MARLA LUKE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared IGOR OLENICOFF AND NATALIA OSTENSEN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are
subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in
~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

TENTATIVE TRACT MAP NO. 37089 – Intent to Adopt a Mitigated Negative Declaration – EA42898 – Applicant: Olen Properties Corporation, C/O Dale Lyon – Engineer/Representative: Rick Engineering – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Estate Density Residential (CD-EDR) – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Elliot Road, and westerly of Pourroy Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Tentative Tract Map (TR37089) is a proposal for a Schedule “B” subdivision of 48.4 gross acres into 21 single-family residential lots with a minimum lot size of one acre, one 13 acre lot for conservation pursuant to the Multi-Species Habitat Conservation Plan (MSHCP), one (1) detention basin lot, two (2) lots for drainage, four (4) streets, and associated improvements. The average residential lot size proposed is approximately 1.2 acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	NOVEMBER 6, 2019
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 11, 2019,

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

APN (s) or case numbers TR37089 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

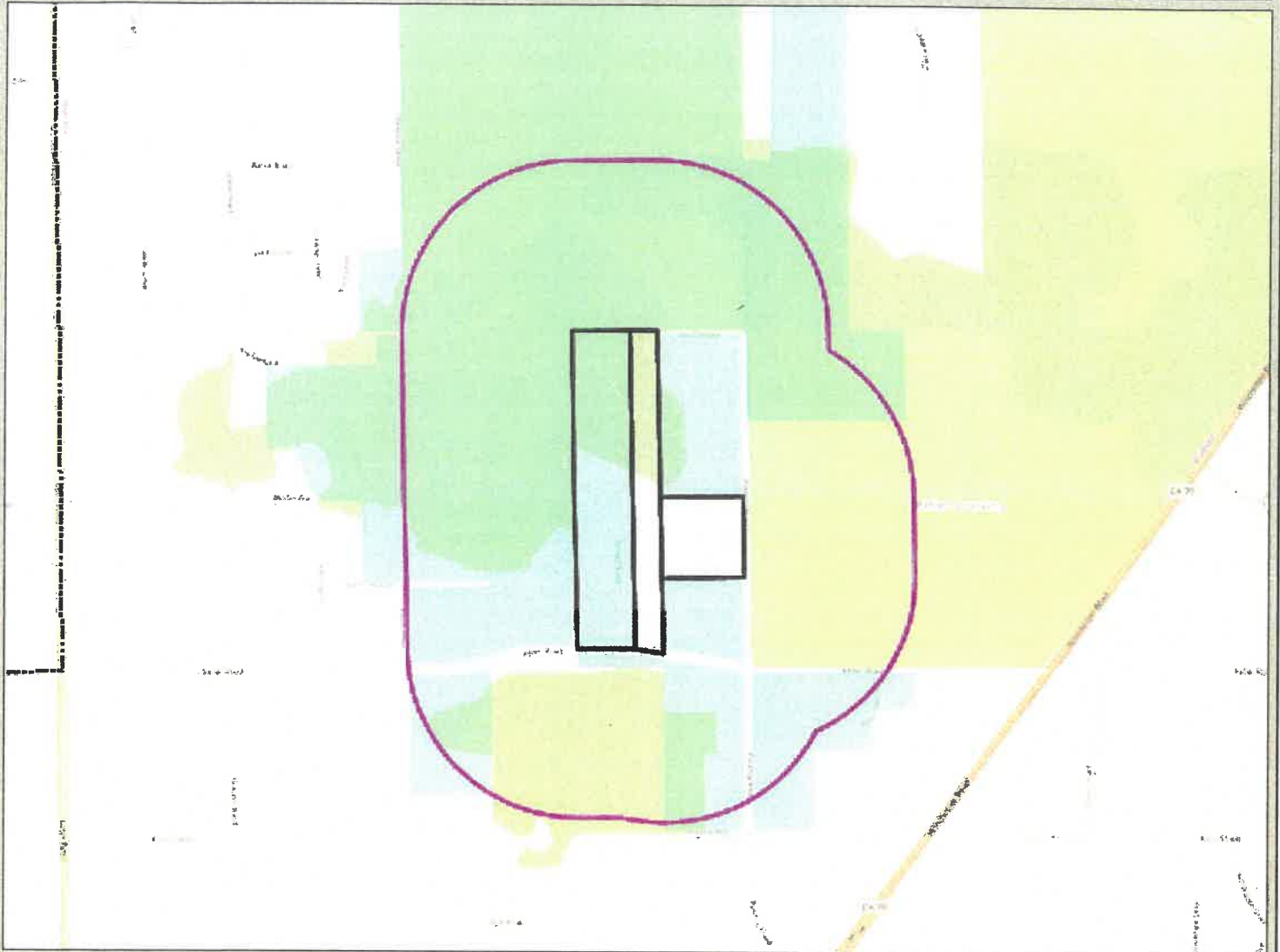
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR37089 (1600 feet buffer)



Legend

-  County Boundary
-  Cities

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... 6/11/2019 4:07:16 PM

© Riverside County RCIT

472090027
MICHAEL A KHOURY
CHARLOTTE D KHOURY
15661 SUNBURST LN
HUNTINGTON BEACH CA 92647

472090019
CORNELIO ANGELA LIVING TRUST
2262 SALT AIR DR
SANTA ANA CA 92705

480030032
ROBERT SCOTT CARLSON
MARY BETH CARLSON
24246 LUNA BRILLA LN
MURRIETA CA 92562

472090007
JESUS REYES
29277 COPPER RIDGE RD
QUAIL VALLEY CA 92587

472100004
ROCKRIDGE CHURCH INC
29995 TECHNOLOGY STE 306
MURRIETA CA 92563

472100003
WESTERN RIVERSIDE COUNTY REG CON
3133 MISSION INN AVE
RIVERSIDE CA 92507

472090009
RANDALL WILLIAMS
ALISON WILLIAMS
31500 SCENIC HILLS DR
WINCHESTER CA 92596

472090008
VICTOR CANTU
ELIZABETH F CANTU
31650 SCENIC HILL DR
WINCHESTER CA. 92596

476010001
RYAN EGAN
KELLY EGAN
32025 KELLER RD
WINCHESTER CA. 92596

472100005
RICHARD L HALVERSON
CHRISTINA M HALVERSON
32097 SCOTT RD
WINCHESTER CA. 92596

476010006
ZIVE JOHNNY PETROVSKI
MORGAN PETROVSKI
32187 KELLER RD
WINCHESTER CA. 92596

472070001
SCOTT ROAD 160
33011 HOLLAND RD
WINCHESTER CA 92596

472090028
RONALD CHERKIN
ALLISON CHERKIN
33525 POURROY RD
WINCHESTER CA 92586

472090025
WADE WESLEY HOUGH
VICTORIA E HOUGH
33975 POURROY RD
WINCHESTER CA. 92596

472080022
RICHARD M LARSON
PERLA F LARSON
42232 WILDWOOD LN
MURRIETA CA 92562

472110001
DAVID W HANNA
43 POST
IRVINE CA 92618

472090020
OLEN PROP
7 CORPORATE PLAZA
NEWPORT BEACH CA 92660

472090006
WESTERN RIVERSIDE COUNTY REG CON
P O BOX 1667
RIVERSIDE CA 92502

480030020
SCOTT DETRAY
JILL DETRAY
P O BOX 400
WINCHESTER CA 92596

472090023
PAUL VANDERWALL
CHARLENE VANDERWALL
P O BOX 667
LAKE ELSINORE CA 92531

Dale Lyon
Seven Corporate Plaza
Newport Beach, CA 92660

Dale Lyon
Seven Corporate Plaza
Newport Beach, CA 92660

Rick Engineering – Nate Smith
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Rick Engineering – Nate Smith
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



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.

Tentative Tract Map No. 37089 (EA42898)

Project Title/Case Numbers

Russell Brady

County Contact Person

(951) 955-3025

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Olen Properties

Project Applicant

Seven Corporate Plaza, Newport Beach, CA 92660

Address

North of Keller Road, west of Pourroy Road

Project Location

The Tentative Tract Map is a proposal for a Schedule "B" subdivision of 48.4 gross acres into 21 single-family residential lots with a minimum lot size of one acre, one 13 acre lot for conservation pursuant to the Multi-Species Habitat Conservation Plan (MSHCP), one detention basin lot, two lots for drainage, four streets, and associated improvements.

Project Description

This is to advise that the Riverside County Planning Commission, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

INVOICE (PLAN-CFG06378) FOR RIVERSIDE COUNTY

BILLING CONTACT

Dale Lyon

7 Corporate Plaza
Newport Beach, Ca 92660

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06378	03/17/2017	03/17/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06378	0452 - CF&G TRUST: RECORD FEES	\$50.00
31820 Keller Rd Winchester,		SUB TOTAL
		\$50.00

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: November 6, 2019

PROPOSED PROJECT

Case Number(s):	SP00382S01, CZ1800020, TTM37449	Applicant(s): Regent French Valley LLC
EA No.:	CEQ180016	
Area Plan:	Southwest	Representative(s): Albert A Webb Associates
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Russell Brady	Juan C. Perez Asst. CEO/TLMA Director
Project APN(s):	472-170-021 to 472-170-026 and 472-180-033 to 472-180-036	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1 is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, consolidate park acreage for larger park areas, increase the total amount of area designated for open space, and modify the circulation plan.

Below are tables with summaries of the existing and proposed total acreages for each land use designation as well as a Planning Area by Planning Area tracking of changes in acreage and land use. Below is a summary of each of the primary changes proposed by the Substantial Conformance:

1. Merged previous Planning Areas 10 and 11 (both Medium High Density Residential) into a new Planning Area 28 with land use designation of Medium High Density Residential;
2. Modified land use designation for Planning Area 14 from Low Density Residential to primarily Open Space – Conservation and a portion to Medium Density Residential that is now part of Planning Area 13 that was already designated as Medium Density Residential with no increase in the total amount of units for these Planning Areas;
3. Removed the southern portion of previous Planning Area 8 as a linear park due to steep grades and incorporate into Planning Area 9 and new Planning Area 28 as Medium High Density Residential and the western portion of Previous Planning Area 8 into Planning Area 6 with a changed land use designation to Open Space – Conservation and change the remaining central/eastern portion of Planning Area 8 as new Planning Area 25 designated as Open Space – Recreation;

4. Modify Planning Area 12 land use designation from Medium High Density Residential to Open Space – Recreation;
5. Split Planning Area 15 which was previously designated as Open Space – Recreation/basin into Planning Area 15 and a new Planning Area 27 and designated as Open Space – Conservation and Open Space – Recreation, respectively;
6. Redesignate Planning Areas 1 and 3 from Medium High Density Residential to Medium Density Residential;
7. Remove Planning Areas 16A, 16C, 16D, 16E, and 16F into Planning Areas 8, 26, 19, 16, 24, respectively and maintain the land use designation of Open Space – Conservation;
8. Redesignate and expand acreage of previous Planning Area 16B as Open Space – Conservation to Open Space – Recreation;
9. Other minor Planning Area boundary, unit allocation, and acreage modifications that does not result in a change to Planning Area density;
10. Redesignates a segment of Fields Drive (east of the intersection of Fields Drive and Autumn Glen Circle) as a local street and adds a roundabout at Fields Drive and Belle Terre Parkway within the Specific Plan Circulation Plan;
11. Removes Rebecca Street located on the east side of the aqueduct as a connection for the southern 55 acres of the Specific Plan (proposed Planning Areas 13, 14, 15, 20, 21, and 27) and replaces it with a more direct crossing of the aqueduct to Autumn Glen Circle within the Specific Plan Circulation Plan;
12. Modify the Specific Plan Circulation Plan by (1) changing the location of the crossing of the aqueduct to access Planning Area 13 from the end of Fields Drive to further south off of Autumn Glen Circle; (2) redesignating Fields Drive east of Autumn Glen Circle to a local street and retaining the crossing as currently improved; (3) removing Rebecca Street as a modified collector and leaving to current improvements; and (4) shortening Belle Terre Drive's designation as a Collector within Planning Area 13; and
13. Include approximately 16 acres of parks (proposed Planning Areas 5, 12, and 27) to be maintained by Valley-Wide Recreation & Parks District as well as approximately 8 acres of community parks (Planning Areas 10 and 25) that may include dog park/run, recreational center, community garden, farmhouse, and/or farmhouse associated uses.

File No(s). SP00382S01, CZ1800020, TTM37449
Planning Commission Staff Report: November 6, 2019
Page 3 of 27

Land Use Designation	Density Range (DU/AC) ¹	APPROVED					PROPOSED			
		Target Density (DU/AC)	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	Percent of Total Acres	Target Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	Percent of Total Acres
Residential										
Low Density Residential	LDR	0.5-2.0	2.0	19.2		34.2	5.6			
Medium Density Residential	MDR	2.0-5.0	5.0	16.6		83.0	4.8	4.4	61.4	272
Medium High Density Residential	MHDR	5.0-8.0	8.0	121.1		966.4	35.4	5.9	70.9	421
High Density Residential	HDR	8.0-14.0	14.0	14.0		196.0	4.1	13.9	11.7	163
Subtotal			170.9			1,286.2⁴	49.9		144.0	856
Open Space										
Open Space-Recreation	OS-R			12.2	11.6	0	3.6		24.0	7
Open Space - Recreation/Basin ²	OS-R/B			10.5	5.0	0	3.1			
<i>Neighborhood Parks³</i>				0	4.0		0.0			
Open Space-Conservation	OS-C			21.5		0	6.3		49.0	14
Open Space-Conservation Habitat	OS-CH			106.6		0	31.1		106.9	31
Subtotal			150.8	20.6	0	44.1			179.6	52
Infrastructure										
Streets				20.6		0	6.0		20.4	6
Sub total				20.6		0	6.0		20.4	6
Total				342.3		1,282⁴	100.0		344	856

Notes:

1. DU/AC = Dwelling Units per Acre
2. Open Space Recreation/Basin where 5 acres was planned as active park space in Original Specific Plan.
3. Neighborhood Parks are reflected in Figure A-3-1, Open Space and Recreation Plan of the Original Specific Plan.
4. Discrepancy appears within approved Belle Terre Specific Plan No. 303 document. Total dwelling units approved under plan is 1,282.

APPROVED SPECIFIC PLAN						SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1					
Planning Area	Land Use Designation	Density Range (DU/AC) ¹	Average Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	NEW Planning Area Number	NEW Land Use Designation	NEW Density Range (DU/AC)	NEW Average Density (DU/AC)	NEW Gross Area (Acres)	NEW Maximum Dwelling Units
PA-1	MHDR	5.0-8.0	7.95	32.8	261	PA-1	MDR	2.0-5.0	4.4	21.8	97
PA-2	HDR	8.0-14.0	14	14.0	196	PA-2	HDR	8.0-14.0	13.9	11.7	163
PA-3	MHDR	5.0-8.0	8	14.0	112	PA-3	MDR	2.0-5.0	4.6	20.8	95
PA-4	MHDR	5.0-8.0	8	14.5	116	PA-4	MHDR	5.0-8.0	5.5	17.4	95
PA-5	OS-R	-		2.7		PA-5	OS-R			4.0	
PA-6	MHDR	5.0-8.0	8	6.3	50	PA-6	OS-C			4.9	
PA-7	MHDR	5.0-8.0	8	13.7	110	PA-7	MHDR	5.0-8.0	5.2	16.5	85
PA-8	OS-R			9.5		PA-25	OS-R			1.9	
PA-9	MHDR	5.0-8.0	8	7.7	62	PA-9	MHDR	5.0-8.0	7.2	19.6	142
PA-10	MHDR	5.0-8.0	7.95	23.4	186						
PA-11	MHDR	5.0-8.0	8	3.5	28	PA-28	MHDR	5.0-8.0	5.7	17.4	99
PA-12	MHDR	5.0-8.0	8	5.2	42	PA-12	OS-R			5.7	
PA-13	MDR	2.0-5.0	5	16.6	83	PA-13	MDR	2.0-5.0	4.3	18.8	80
PA-14	LDR	0.5-2.0	1.95	19.2	37	PA-14	OS-C			15.4	
PA-15	OS-R/B	-		10.5		PA-15	OS-C			8.9	
PA-16A	OS-C	-		2.7		PA-8	OS-C			4.8	
PA-16B	OS-C	-		5.6		PA-10	OS-R			6.0	
PA-16C	OS-C	-		1.8							
PA-16D	OS-C	-		2.4		PA-11	OS-C			2.2	
PA-16E	OS-C	-		4.8		PA-16	OS-C			4.0	
PA-16F	OS-C	-		4.2		PA-24	OS-C			4.7	
PA-17	OS-CH	-		69.0		PA-17	OS-CH			67.7	
PA-18	OS-CH	-		31.6		PA-18	OS-CH			32.5	
PA-19	OS-CH	-		1.8		PA-19	OS-CH			2.2	
PA-20	OS-CH	-		1.3		PA-20	OS-CH			1.3	
PA-21	OS-CH	-		2.9		PA-21	OS-CH			3.2	
						PA-22	OS-C			0.4	
						PA-23	OS-C			2.5	
						PA-26	OS-C			1.2	
						PA-27	OS-R			6.2	
Streets	-	-		20.6		Streets	ROW			20.4	
Total				342.3	1,282					344	856

CHANGE OF ZONE NO. 1800020 is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance. The Change of Zone also proposes to formalize the Planning Area boundaries for all Planning Areas in the Specific Plan.

TENTATIVE TRACT MAP NO. 37449 is a proposal for a Schedule "A" subdivision of 110.64 acres into three hundred and seventy-two (372) single-family residential lots, sixteen (16) lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in 4 phases. The subdivision boundaries reflect a pending lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there.

The above is hereinafter "the project."

The project is located easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISOR TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** for **ENVIRONMENTAL IMPACT REPORT NO. 531** certified on December 9, 2014, 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,

APPROVE SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached advisory notification document, and based upon the findings and conclusions provided in this staff report;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800020, based upon the findings and conclusions provided in this staff report, subject to adoption of the Zoning Ordinance; and

APPROVE TENTATIVE TRACT MAP NO. 37449, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	382 – Belle Terre
Specific Plan Land Use:	High Density Residential (HDR), Medium High Density Residential (MHDR), Medium Density Residential (MDR), Low Density Residential (LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH)
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	High Density Residential (HDR), Medium High Density Residential (MHDR), Medium Density Residential (MDR), Low Density Residential (LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH) as reflected on the land use plan for Specific Plan No. 382
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	

North:	Rural Residential, Low Density Residential, Public Facilities, Agriculture, Medium Density Residential
East:	Rural Mountainous, Public Facilities
South:	Rural Mountainous, Medium Density Residential, Public Facilities
West:	Medium Density Residential, Low Density Residential
Existing Zoning Classification:	Specific Plan (SP 382)
Proposed Zoning Classification:	Specific Plan (SP 382)
Surrounding Zoning Classifications	
North:	Specific Plan (SP 310), Light Agriculture, ten-acre minimum (A-1-10), Light Agriculture, five-acre minimum (A-1-5)
East:	Rural Residential (R-R)
South:	Light Agriculture with Poultry (A-P), Rural Residential (R-R), One-Family Dwellings (R-1)
West:	One-Family Dwellings (R-1), Specific Plan (SP 286), Open Area Combining Zone – Residential Developments (R-5), Light Agriculture, 2 ½ acre minimum (A-1-2 ½)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land, aqueduct
East:	Vacant land, scattered single-family residential, aqueduct
South:	Vacant land
West:	Single-family residential, vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	Specific Plan: 344 Tentative Tract Map: 110.64	N/A
Proposed Minimum Lot Size (sq ft):	Planning Areas 1 and 3: 4,773 Planning Areas 4 and 7: 4,379	Planning Areas 1 and 3: 4,500 Planning Areas 4 and 7: 3,500
Total Proposed Number of Residential Lots:	372	372 (per proposed Specific Plan)
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
-----------------------------	----

Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, partially within 100-year floodzone
Agricultural Preserve:	No
Liquefaction Area:	Yes, partially within low susceptibility
Subsidence Area:	Yes, susceptible
Fault Zone:	No
Fire Zone:	Yes, High and Very High
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	Yes, Criteria Cells 5278, 5279, 5373, 5471 for Specific Plan area
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

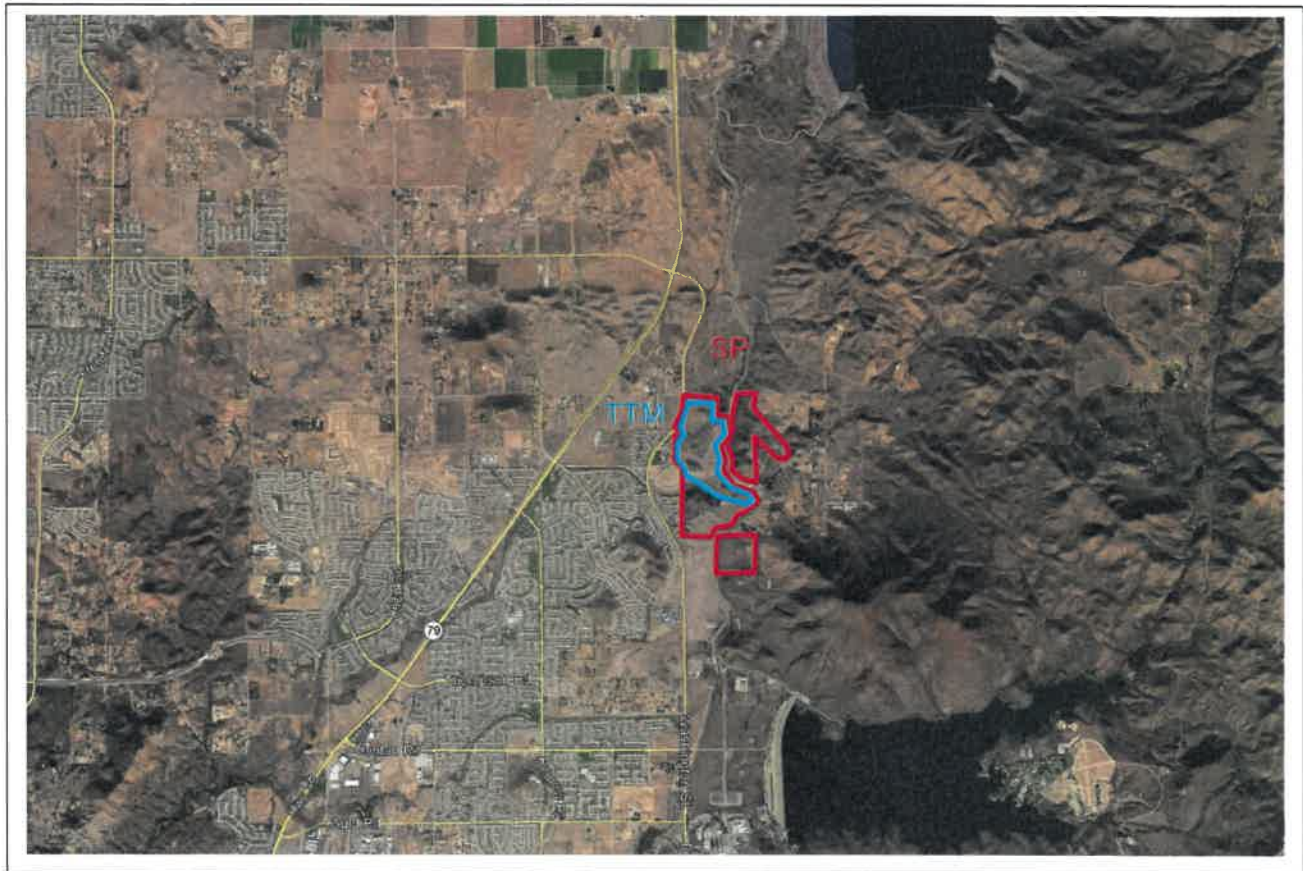


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan

Specific Plan No. 382 was adopted by the Riverside County Board of Supervisors (Board) on December 9, 2014. The project proposed the development of an approximately 344-acre site with 1,282 residential units on approximately 170 acres and open space designations on approximately 150 acres.

Since the approval of Specific Plan No. 382, the County requested modification to the Specific Plan to bring the land use plan consistent with the Valley-Wide Recreation and Park District (Valley-Wide) requirements for park programming, specifically to consolidate park acreage to create larger park areas in-lieu of smaller parks. As a result, the applicant submitted Substantial Conformance No. 1 to Specific Plan No. 382, to ensure consistency with Valley-Wide. Although other changes are also included in the Substantial Conformance, this is the primary purpose for this application.

Specific Plan Consistency

The proposed changes via the Substantial Conformance, while they are extensive, are consistent with the definition of a Substantial Conformance pursuant to Ordinance No. 348 as is detailed in the findings in this staff report. The proposed changes still generally follow the same area of development with allocation of units and densities shifted with density and overall units substantially reduced. The amount of area designated as open space, whether for active, passive, or conservation purposes, is proposed to be increased. While there are some modifications to the circulation plan, the location of the primary roads and connections remains similar to what is currently approved in the Specific Plan, excluding the change regarding Rebecca Street and the new aqueduct crossing location, which would be a more direct and less impactful road connection.

The proposed Tentative Tract Map 37449 ("Tentative Tract Map") proposes a subdivision within proposed Planning Areas 1, 3, 4, and 7 of the Specific Plan. The Tentative Tract Map is consistent with the densities, unit allocation, development standards, and design guidelines applicable to each of these Planning Areas and overall for the Specific Plan, which is detailed for the development standards findings included in this staff report. Grading is proposed by the Tentative Tract Map that would disturb areas within Planning Areas 2, 9, 16, 23, and 28 of The Specific Plan and is consistent with the conceptual grading of the Specific Plan to balance out earthwork quantities within the Specific Plan.

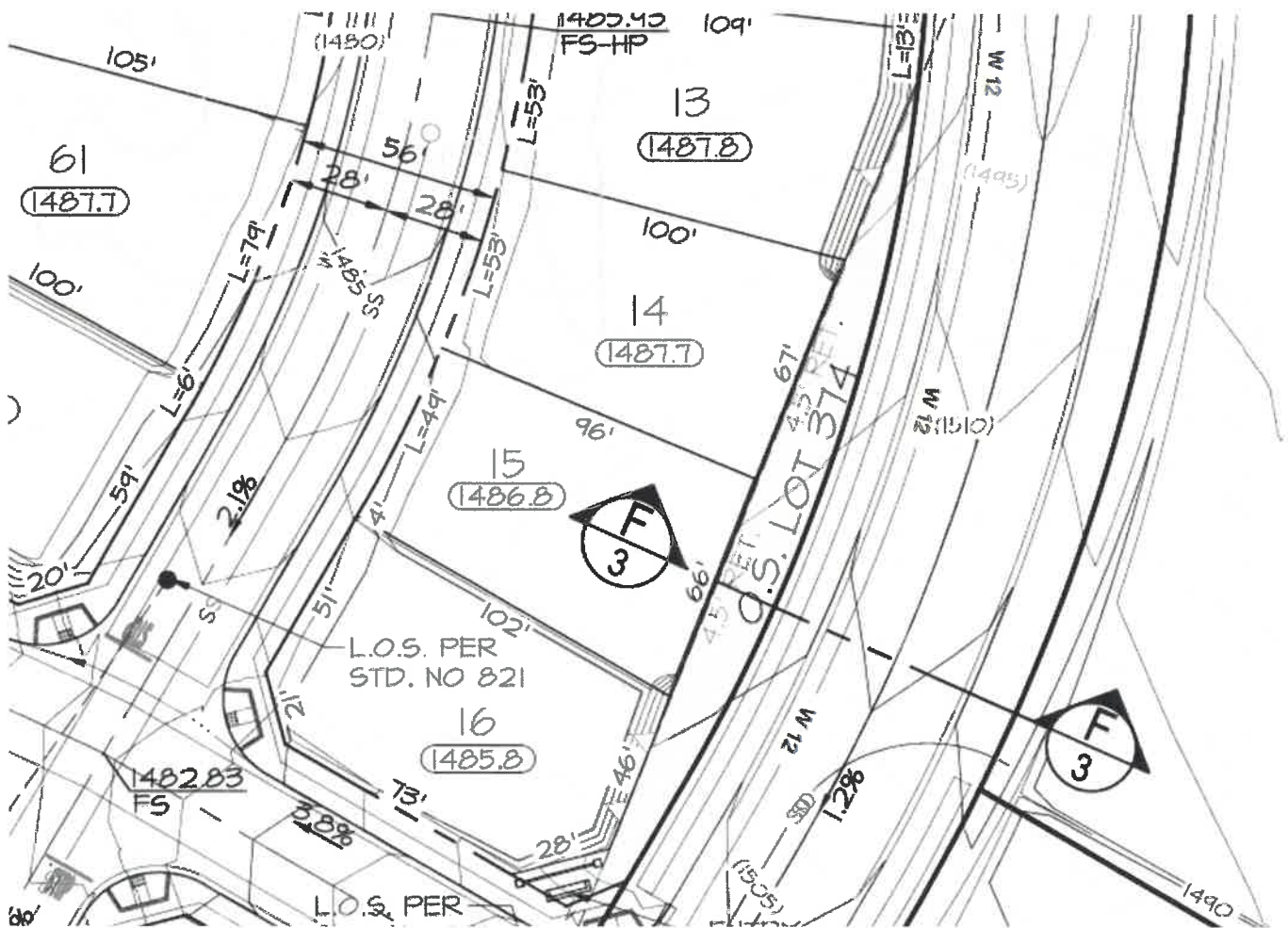
Grading Design/Retaining Walls

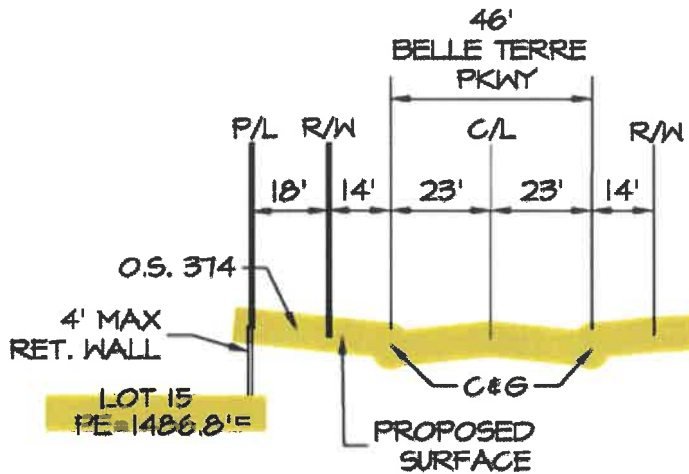
The project is located in area with varying topography. The project proposes a substantial amount of grading to provide for buildable pad areas. Due to this grading as well as the relatively smaller lot sizes proposed, this does not provide for a great deal of space on individual lots to place slopes while still retaining adequately sized pads to accommodate houses and yard areas. This has resulted in a grading design by the Tentative Tract Map that relies on retaining walls in a number of areas to provide for the transition in elevation lot to lot that overall meets existing grade elevations that surround the project. While most of these retaining walls are relatively low in elevation or are otherwise not of concern based on how they are designed, there are a number of retaining walls that staff has had concern with through the review of this Tentative Tract Map. The particular areas and concerns with each are noted below. In general, many of the retaining walls limit accessibility to slope areas which questions how well these areas would

be reasonably be landscaped and maintained, although in individual rear yards. For all areas the applicant responded that adding slopes or tiering to improve the retaining wall design would result in inadequate pad area. Staff had continued to respond that if that is the case then a reduction in the amount of lots may be appropriate to provide additional area. While these are concerns of design, there is no absolute requirement or technical design why these designs are not acceptable, they are simply not preferred or ideal. Staff has included this analysis for consideration by the Planning Commission to consider to accept the design as proposed, direct the applicant to redesign, or otherwise include other requirements to address the design.

Lots 14 and 15

On lots 14 and 15, there is a 4.5 foot retaining wall located along the rear property line which would be combined with a 6 to 6.5 foot tall wall on top of it as is shown on the project's wall and fence plans. This would result in a total wall height of 10 feet or more that is not ideal from a rear yard condition of what residents would have to look at given that the rear yard setback is 10 feet. Staff had requested that the retaining wall be shifted forward or divided out to allow a tier with a lower retaining wall first with a 3 to 5 foot space to the rear wall.





SECTION F-F
NOT TO SCALE

Lot 83

Lot 83 contains a sideyard slope with a 6 foot retaining wall at the bottom of it that would continue from the front yard and taper down through the backyard. While the front yard has a portion facing the front where the slope continues down without a retaining wall and allows access up onto the slope, considering the rear yard portion would be cut off from the front with a side yard return wall or fence, the rear yard portion of the slope would not be easily accessible since it would sit on top of a 6 foot tall retaining wall. Staff requested that the slope and retaining wall taper into the lot area to allow for a shorter retaining wall at least on a portion of the stretch to allow a person to more easily get access to the slope area above the retaining wall.



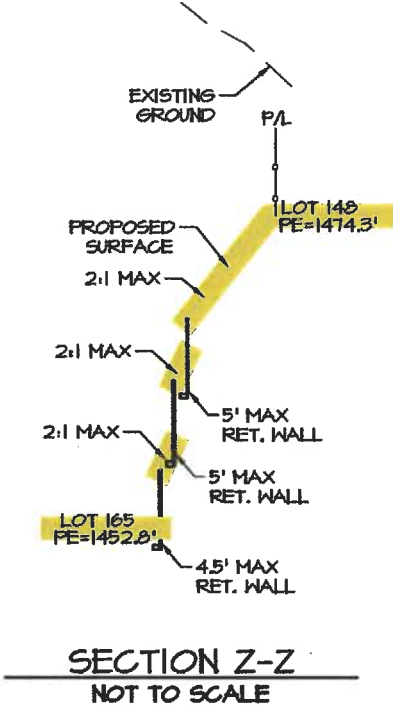
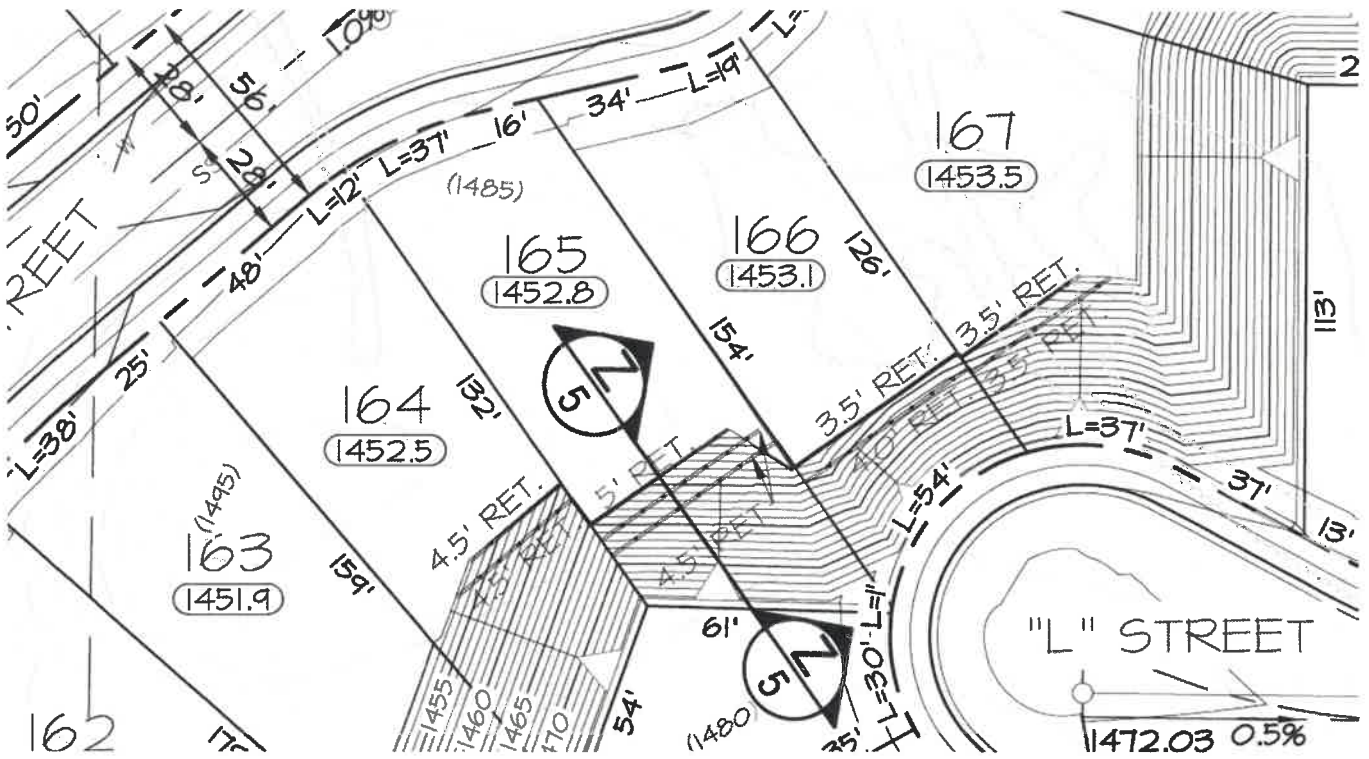
Lots 155 and 156

The retaining walls on lots 144 and 156 present a similar concern as the side yard design on lot 83. The height of the retaining wall combined with an absence of a taper to the retaining wall to reduce its height or other point of access makes gaining access to the slope areas above the retaining walls difficult. Additionally, the 10 foot height of the retaining wall on lot 156 is substantial on its own to not be desirable for aesthetic purposes at the back of a relatively small lot.



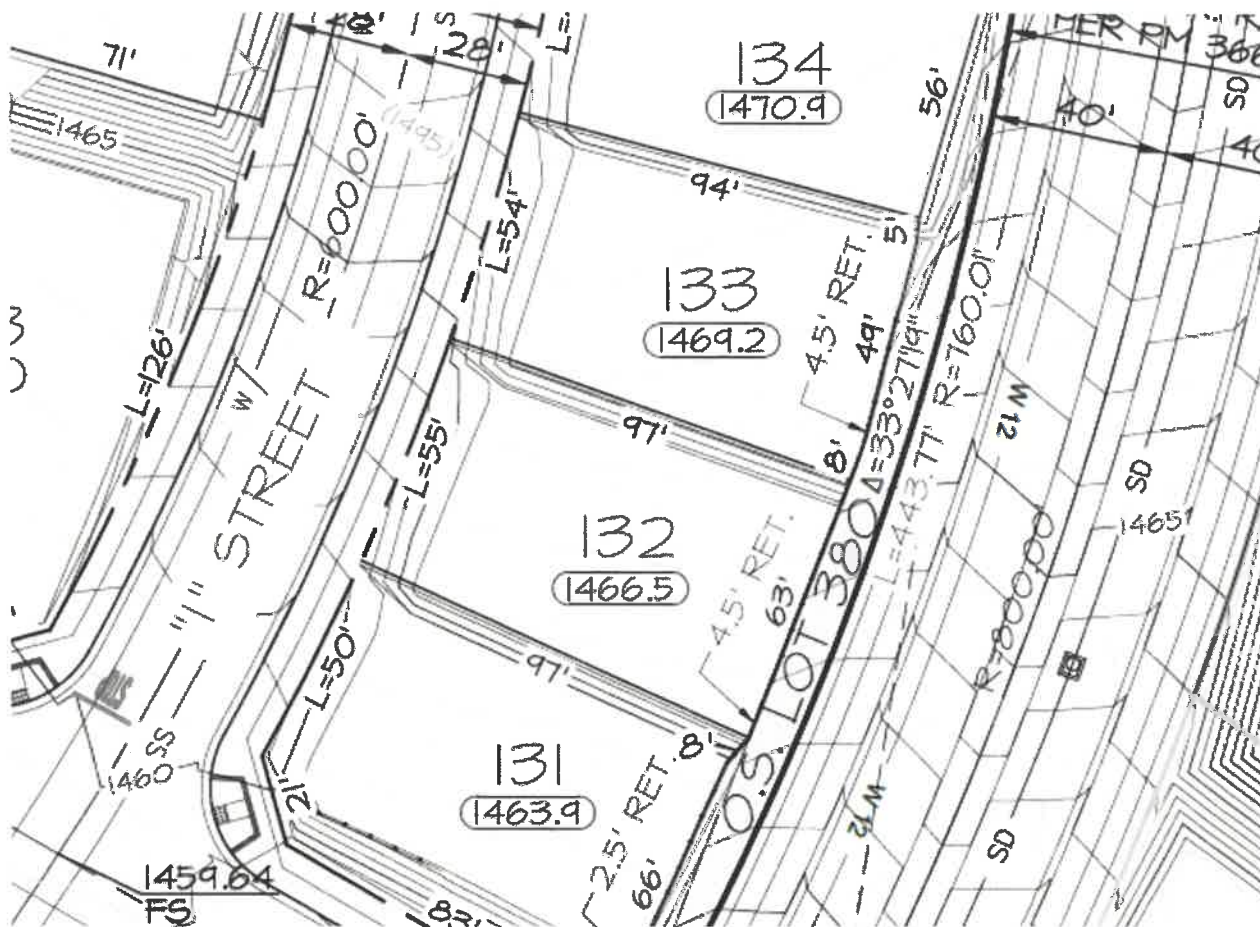
Lots 165 and 166

The retaining wall design on lots 165 and 166 is an improvement given that it has incorporated tiers to the retaining walls, although at 5 feet high for lot 165 still makes accessing above the retaining wall difficult. This is combined with the fact that the design incorporates additional tiers at 4 and 4.5 feet that are also not easily accessible.



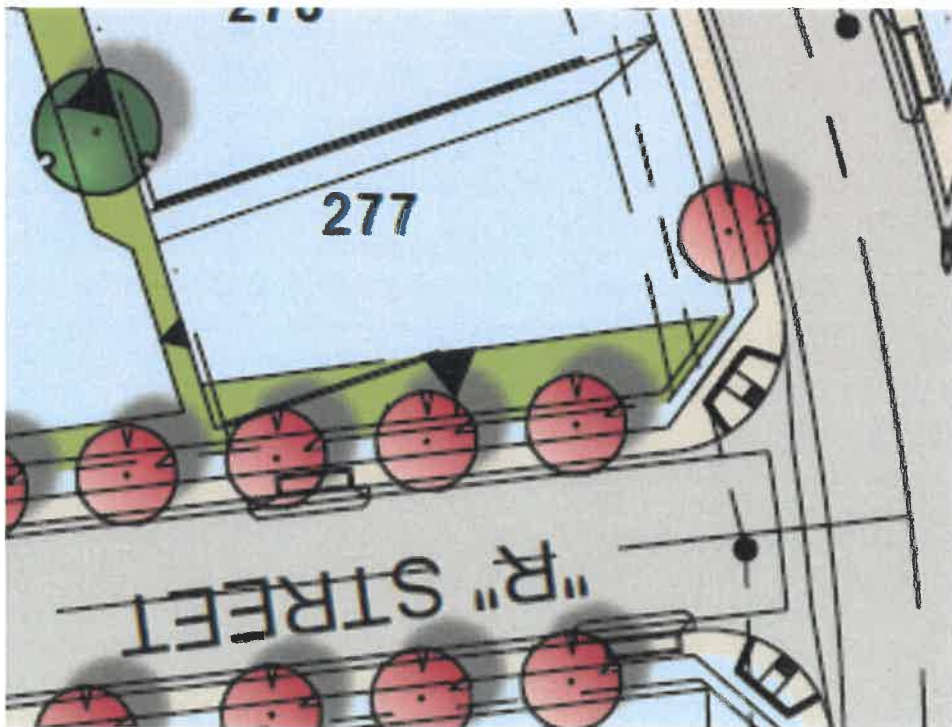
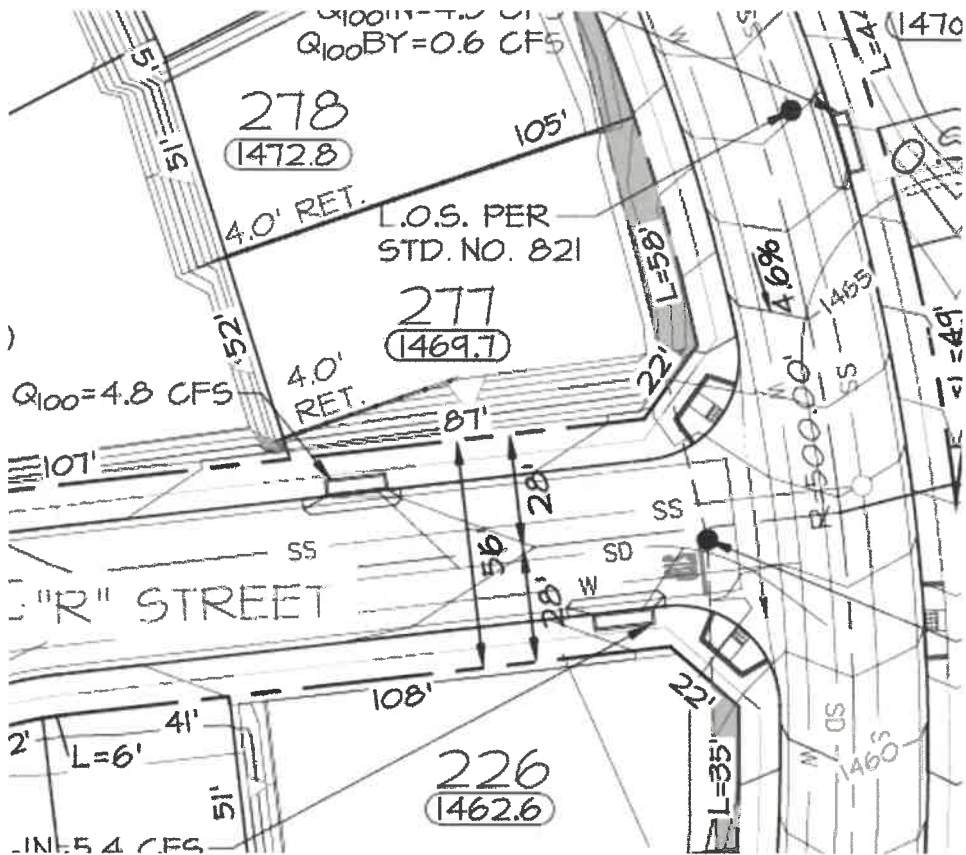
Lots 132 and 133

This design and concern is similar to that on lots 14 and 15 with the combined retaining wall and perimeter wall resulting in a relatively large single wall face at the back of the rear yard.



Lot 277

The retaining wall design for lot 277 has a similar concern on the combined appearance of a 4 foot tall retaining wall with 6 foot perimeter wall above, except that this combined wall would face public views and without appropriate landscape screening would not be ideal aesthetically.



Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP Policy 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 Specific Plan was approved in 2014 and included mitigation measure K-1 as shown below for the Specific Plan to achieve consistency with the goals of the Highway 79 Policy Area and SWAP Policy 9.2.

K-1: Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition of Approval. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR.

At this time the Highway 79 Policy Area remains in place, although there are current efforts on revising the Highway 79 Policy Area that may continue to apply to this Specific Plan as it continues to develop. No fee program has been established to achieve compliance with the policy.

For purposes of implementing the policy and this mitigation measure, an updated calculation has been provided to clarify the maximum amount of units the Specific Plan would be able to construct without otherwise showing alternative methods as noted in the mitigation and allowed under the policy to achieve consistency. This amount of units is based on the General Plan land use designations that existed in 2003 when the policy was created and are the land use designations that existed prior to approval of the Specific Plan. These include 223.1 acres of Medium Density Residential and 128.3 acres of Rural Mountainous. Including the 9% reduction that is applied to the Medium Density Residential (the 9% is not applied to Rural Mountainous based on County established procedures), it would result in a maximum allowance of 724 dwelling units within the Specific Plan.

While the Specific Plan Substantial Conformance retains a maximum amount of 856 dwelling units, this is a reduction from the 1,282 dwelling units that is currently approved with the Specific Plan. For purposes of greater ease of implementation, staff has recommended an update to mitigation measure K-1 to note the maximum amount of dwelling units allowed under the policy area as shown below with new text underlined and deleted text in ~~strikeout~~. This mitigation measure K-1 would continue to apply for implementing projects to show how they are consistent with the policy. Ultimately, if the Specific Plan cannot show consistency through alternative methods and there is no update to the Highway 79 Policy Area or fee program created that provides the ability for consistency, the Specific Plan may be limited to a maximum of 724 dwelling units.

K-1: Prior to approval of an implementing project ~~issuance of building permits~~, the County shall ensure compliance with the Highway 79 Policy Area Condition of Approval. ~~The calculated maximum amount of dwelling units within the Specific Plan is 724 for typical consistency with the Highway 79 Policy Area.~~ The allowable number of units may be altered ~~shall be determined~~ utilizing the ITE Trip

Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Policy Area Condition of Approval. If the Highway 79 policies are amended, implementing projects shall show how they are consistent with the policies as amended the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the application of the Highway 79 policies' requirements Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units as originally approved in the Specific Plan have been evaluated throughout the Belle Terre Specific Plan EIR.

In regards to the current Tentative Tract Map, it proposes 372 dwelling units, which is far below the maximum allowance of 724 units. So, the current Tentative Tract Map would comply with the maximum allowance and future implementing residential projects would have to comply with the remaining allowance as is currently allowed with the policy or may be changed in the policy or otherwise show consistency with the policy via other means as noted in the mitigation and policy.

Off-Site Improvements

Some offsite improvements are proposed by the Tentative Tract Map. These include grading on the north side of Keller Road for improvements required for Keller Road to accommodate project traffic, grading along the eastern boundary next to the aqueduct, and grading along the existing crossing of the aqueduct. These areas are shown in the exhibits attached to the staff report. A notarized letter of permission to grade has been provided for the Keller Road grading and Metropolitan Water District has been cooperating with the other areas for grading along and across the aqueduct and have provided initial agreements to the proposed grading.

Application Submittal

Tentative Tract Map No. 37449 was submitted to the County of Riverside on March 1, 2018 and Specific Plan No. 382 Substantial Conformance No. 1 and Change of Zone No. 1800020 were submitted to the County of Riverside on September 14, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

State CEQA Guidelines Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration.*

No changes to the overall Specific Plan boundary are being proposed. As a result, the environmental impacts to natural land resources that are associated with the physical boundary of the Project have already been analyzed. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and mineral resources would be no greater than the effects that were previously analyzed as is detailed in the Initial Study/Addendum and supporting technical reports. Additionally, the changes proposed result in a reduction of total dwelling units from 1,282 to 856 that would generally result in a reduction in the impacts analyzed in EIR No. 531 for the approved Specific Plan that would not

require major revisions to the EIR. Therefore, no substantial changes are proposed that would require major revisions to the EIR. The Tentative Tract Map currently proposed is an implementation of the modified Specific Plan, therefore no substantial changes are proposed by the Tentative Tract Map either.

2. *Substantial changes would occur requiring major revision 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.*

As demonstrated in detail in the Initial Study/Addendum, the proposed project would not require major revisions to the previously certified EIR No. 531 because the proposed project would neither result in any new significant impacts to the physical environment that were not already disclosed in the EIR nor result in substantial increases in the severity of the environmental impacts previously disclosed in the EIR. As noted above, the reduction of total dwelling units from 1,282 to 856 that would generally result in a reduction in the impacts analyzed in the EIR for the approved Specific Plan. The Tentative Tract Map currently proposed is an implementation of the modified Specific Plan, therefore no substantial changes are proposed by the Tentative Tract Map either.

3. *New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;*
- c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*
- d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

As noted previously, the project would result in a reduction in total dwelling units from 1,282 to 856, which would generally result in a reduction in impacts from those analyzed in EIR No. 531. No land uses are being proposed that will increase the intensity of the site, the potential impacts to air quality are no worse than those previously analyzed. The proposed Project will not result in an increase to the number of trips per day than those estimated in the previous EIR. The proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously. With the reduced total dwelling units, the proposed project was accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for the EIR. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed. The result of impacts from this reduction in units and other changes proposed by the project are presented in detail in the Initial Study/Addendum. Therefore, the project would not have any additional significant effects not discussed in the previous EIR nor significant effects that would be more severe than shown in the previous EIR.

Subsequent to the certification of the previous EIR, no new information of substantial importance has become available which was not known or could not have been known at the time the previous

EIR was prepared. Changes in law have occurred since certification of the previous EIR that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous EIR.

Subsequent to the certification of the previous EIR, no new mitigation measures or alternatives have been identified that were infeasible at the time the previous EIR was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by the previous EIR. The previous EIR determined that impacts from Greenhouse Gas Emissions to be an unavoidable potentially significant impact. Since 2014 when the previous EIR was certified, the County of Riverside adopted and Climate Action Plan (CAP) in 2015 and subsequently revised it in 2018. The project Initial Study/Addendum analyzes the project's impacts under the CAP utilizing the Screening Table to achieve a minimum of 100 points, which would be consistent with the CAP to reduce greenhouse gas emissions to meet State reduction goals, which would reduce the project's impacts to a less than significant level. The requirement to achieve the 100 points is a new mitigation measure that has been included in the project Initial Study/Addendum.

Subsequent to the certification of the previous EIR, no new mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise. The previous EIR determined that impacts from Greenhouse Gas Emissions to be an unavoidable potentially significant impact. Since 2014 when the previous EIR was certified, the County of Riverside adopted and Climate Action Plan (CAP) in 2015 and subsequently revised it in 2018. The project Initial Study/Addendum analyzes the project's impacts under the CAP utilizing the Screening Table to achieve a minimum of 100 points, which would be consistent with the CAP to reduce greenhouse gas emissions to meet State reduction goals, which would reduce the project's impacts to a less than significant level. The requirement to achieve the 100 points is a new mitigation measure that has been included in the project Initial Study/Addendum. All other mitigation measures identified in the previous EIR remain appropriate and feasible for the proposed Project.

The Initial Study/Addendum prepared for this project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-E10 which requires renewable energy generation by projects of a certain size. However, this measure is only applicable to project applications submitted at least 45 days after the adoption of the revised Climate Action Plan, which was adopted on July 17, 2018. The Tentative Tract Map was applied for on March 1, 2018, so this measure and the requirements for renewable energy are not applicable to the Tentative Tract Map.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has General Plan Land Use Designations of Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OS-CH) as reflected on the land use plan for Specific Plan No. 382. The proposed Substantial Conformance No. 1 to the Specific Plan would alter the land use designations and boundaries of the Planning Areas of the Specific Plan.

The General Plan Land Use designations within the Tentative Tract Map include Community Development: Medium High Density Residential (CD:MHDR), Community Development: High Density Residential (CD:HDR), Open Space – Recreation (OS-R), and Open Space – Conservation (OS-C) as reflected on the existing land use plan for Specific Plan No. 382. The Substantial Conformance to the Specific Plan is modifying these land use designations within the Specific Plan text and the proposed Tentative Tract Map is consistent with these proposed land use designations since the Tentative Tract Map proposes residential densities consistent with these designations and proposes parks and open space for the Open Space land use designations.

2. The existing zoning is Specific Plan (Specific Plan No. 382). The project proposes to change the zoning ordinance text of the Specific Plan to modify the development standards. The proposed Tentative Tract Map which comprises Planning Areas 1, 3, 4, and 7 is consistent with the proposed zoning since residential uses are primarily proposed where residential uses are allowed by the individual Planning Areas of the Specific Plan. Additionally, the proposed Tentative Tract Map is consistent with the development standards proposed for the respective Planning Areas, which is detailed below in the Development Standards Findings.

Entitlement Findings:

Specific Plan Substantial Conformance

1. The project as modified meets the intent and purpose of the adopted Specific Plan No. 382, because the modifications still retain the primarily residential uses while retaining open spaces where conservation is required.
2. The project as modified is consistent with the findings and conclusions contained in the resolution adopting the Specific Plan No.382 since the Specific Plan still primarily proposes residential uses with conserved open space and recreation areas. Additionally, the environmental impacts remain less than those analyzed for the original Specific Plan due to the reduction in units.
3. The project as modified includes a modification or deletion of a condition which will not substantially or adversely affect the underlying purpose for which the condition was initially required. The applicant's proposal did not specifically include any proposal to modify conditions of approval. However, conditions have been updated to reflect the capacity of the County's new permit system and how it organizes conditions of approval. Due to this, certain standard project conditions of approval or procedural conditions of approval have been modified or removed as appropriate.
4. The project as modified does not include a proposal to construct the project out of phase.

5. The project as modified includes changes to the approved land uses in a phase but those changes do not increase the land use density or intensity in any phase or planning area beyond that allowed by the specific plan. The proposed changes via the Substantial Conformance, while they are extensive, are consistent with the definition of a Substantial Conformance pursuant to Ordinance No. 348 since the changes are “non-substantial” modifications to a diagram or text of the specific plan “that does not change the basic design or improvements required and is consistent with the original resolution adopting the specific plan, the conditions of approval, and the specific plan text.” Additionally, “a modification of the approved land uses in a phase which does not increase the land use density or intensity in any phase or planning area beyond that allowed by the specific plan or a modification of the project design which improves circulation, protects topographic features, minimizes grading, improves drainage or improves infrastructure.” The proposed changes still generally follow the same area of development with allocation of units and densities shifted with density and overall units substantially reduced. The amount of area designated as open space, whether for active, passive, or conservation purposes, is proposed to be increased. While there are some modifications to the circulation plan, the location of the primary roads and connections remains similar to what is currently approved in the Specific Plan, excluding the change regarding Rebecca Street and the new aqueduct crossing location. In all, in consideration of the definition of a Specific Plan Substantial Conformance, the application of a Substantial Conformance is appropriate as the proposed changes are in substantial conformance to the current approved Specific Plan.
6. The project as modified includes a modification of the project design which improves circulation, protects topographic features, minimizes grading, improves drainage or improves infrastructure. As noted in the prior finding, the project would include a circulation change regarding Rebecca Street that would improve circulation by providing a more direct access for vehicles. The modification would not substantially differ in its impacts to topographic resources or grading since generally the same areas proposed for development are still proposed for development. The drainage design would also remain generally the same as originally approved in the Specific Plan.

Change of Zone

1. The Project site is located within the Specific Plan (SP 382) zoning classification. The proposed change of zone is for text changes within the Specific Plan Zoning Ordinance. The revisions to the Specific Plan Zoning Ordinance are consistent with the changes to the Specific Plan text proposed by Substantial Conformance No. 1 to Specific Plan No. 382 and consistent with the General Plan as is detailed in the previous findings.

Tentative Tract Map

Tentative Tract Map No. 37449 is a Schedule “A” map that propose 372 residential lots , sixteen (16) lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in 4 phases. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. 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. The Tentative Tract Map site is located within Specific Plan No. 382 (Belle Terre) with proposed land use designations of Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Open Space – Conservation (OS-C) and is consistent with these land use designations and all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.

2. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to limit development to non-sensitive areas of the site to conserve areas pursuant to requirements of the MSHCP. Although the topography of the site is varying, the Tentative Tract Map would avoid the steepest areas and retain the natural contour of the site where possible. Infrastructure to serve the residential development including water, sewer, and roads are readily available along Washington Street. This development is consistent with the proposed Specific Plan land use designations of Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Open Space – Conservation (OS-C) for the Tentative Tract Map area.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Addendum to the Environmental Impact Report for the project.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Addendum to the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality or noise. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 37449 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include all internal street improvements and two points of connection to Washington Street for primary and secondary access as well as applicable improvements to Washington Street.
 - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. Implementation of the project will provide for appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. The project is designed

with two points of access to Washington Street and each phase of the subdivision will be required to provide adequate access consistent with the provisions of Ordinance No. 460. Other fire protection measures shall be determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.

- d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. The project will provide fencing or walls as shown on the proposed walls and fence plan. This specifically includes walls along the project's eastern boundary that is adjacent to the existing aqueduct. Walls and fencing are proposed throughout the subdivision to attenuate noise where needs be, retain individual lot privacy where appropriate, and make use of views with tubular steel fencing where available.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would be removed. Furthermore, the proposed development would provide road improvements across the property that would continue to provide access for properties located further east on the east side of the aqueduct to access to Washington Street.
 7. Tentative Tract Map No. 37449 is consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan as proposed by the Change of Zone to modify the development standards for Planning Areas within the Specific Plan. This is detailed further in the Development Standards findings.
 8. As a result of Section 3.2.I, and in accordance with Section 3.2.J.4. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the properties underlying the off-site grading (as shown on the exhibits attached to this staff report) that there is initial agreement on the proposed grading to occur on the subject properties. In the event the above referenced property owners or their successors-in-interest do not provide to the County the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Development Standards Findings:

1. The proposed residential lots comply with the development standards for the Specific Plan zoning, specifically Planning Areas 1, 3, 4, and 7 that the Tentative Tract Map is located in, and all other applicable provisions of Ordinance No. 348. The development standards for Planning Areas 1, 3, 4, and 7 are detailed below since this is where residential development is proposed.
2. Planning Areas 1 and 3
 - a. *Building height shall not exceed three stories, with a maximum height of 40 feet.* No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process.

- b. *Lot area shall not be less than four thousand five hundred (4,500) square feet. The lots proposed within Planning Areas 1 and 3 which include lots 1-192 have a minimum lot size of 4,773.*
- c. *The minimum average width of that portion of a lot to be used as a building site shall be forty five feet (45') with a minimum average depth of ninety feet (90'). The subdivision as designed meets these requirements as all lots meet these minimum average width and depth requirements.*
- d. *The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). The subdivision as designed meets these requirements as all lots meet these minimum frontage requirements.*
- e. *Minimum yard requirements are as follows:*
 - i. *The front yard shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate depth to accommodate for this setback.*
 - ii. *Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate width to accommodate for this setback.*
 - iii. *The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate depth to accommodate for this setback.*
 - iv. *Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No 348. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process.*
- f. *The maximum lot coverage shall be 65 percent for single story and 60 percent for two story. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate area to accommodate this standard.*

3. Planning Areas 4 and 7

- a. *Building height shall not exceed three stories, with a maximum height of 40 feet. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process.*

- b. *Lot area shall not be less than three thousand five hundred (3,500) square feet. The lots proposed within Planning Areas 4 and 7 which include lots 193-372 have a minimum lot size of 4,379*
- c. *The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of ninety feet (80'). The subdivision as designed meets these requirements as all lots meet these minimum average width and depth requirements.*
- d. *The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). The subdivision as designed meets these requirements as all lots meet these minimum frontage requirements.*
- e. *Minimum yard requirements are as follows:*
 - i. *The front yard shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate depth to accommodate for this setback.*
 - ii. *Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate width to accommodate for this setback.*
 - iii. *The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate depth to accommodate for this setback.*
 - iv. *Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No 348. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process.*
- f. *The maximum lot coverage shall be 65 percent for single story and 60 percent for two story. No buildings are proposed with the subdivision to show compliance, but this standard shall be complied with through the building permit process. Additionally, the lots have been designed with adequate area to accommodate this standard.*

Other Findings:

1. The entire Belle Terre community is located within five (5) Criteria Area Cells. Specifically, the Belle Terre community is located within Cell 5279 Independent – Subunit 2 (SU2) French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S – SU4 Cactus

Valley/SWRCMSR/Johnson Ranch. The entire 343 acre Belle Terre community underwent the HANS process receiving an initial HANS determination July 23, 2012 and an updated determination November 15, 2015. The changes to planning area boundaries within the Specific Plan Substantial Conformance do not negatively impact any of the planning areas identified for conservation habitat. The plan maintains MSHCP consistency through the French Valley Creek corridor. In fact, changes to the boundaries of Planning Areas (PA) 17, 18, 19, 20, and 21 provide more benefit to the French Valley Creek (the riparian drainage feature consisting of PA's 18 and 19) because more land use buffers are provided along these sensitive habitat areas. The Belle Terre community will continue to maintain wildlife movement with the ultimate construction of a wildlife crossing between PA's 18 and 19. Approximately 106.90 acres of MSHCP conservation is proposed to be transferred to RCA for ownership and management in Planning Areas 17, 18, 19, 20, and 21.

2. The project site is not located within any city's sphere of influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since an Addendum is being considered for this project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures and conditions of approval from the previous EIR and Specific Plan will still apply to the Tentative Tract Map relative to cultural resources, tribal cultural resources, and related monitoring.
5. 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.
6. 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:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is partially 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 by road standards for fire equipment access to provide adequate width for Fire Department, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for water pressure and flow to provide adequate water resources.

Conclusion:

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

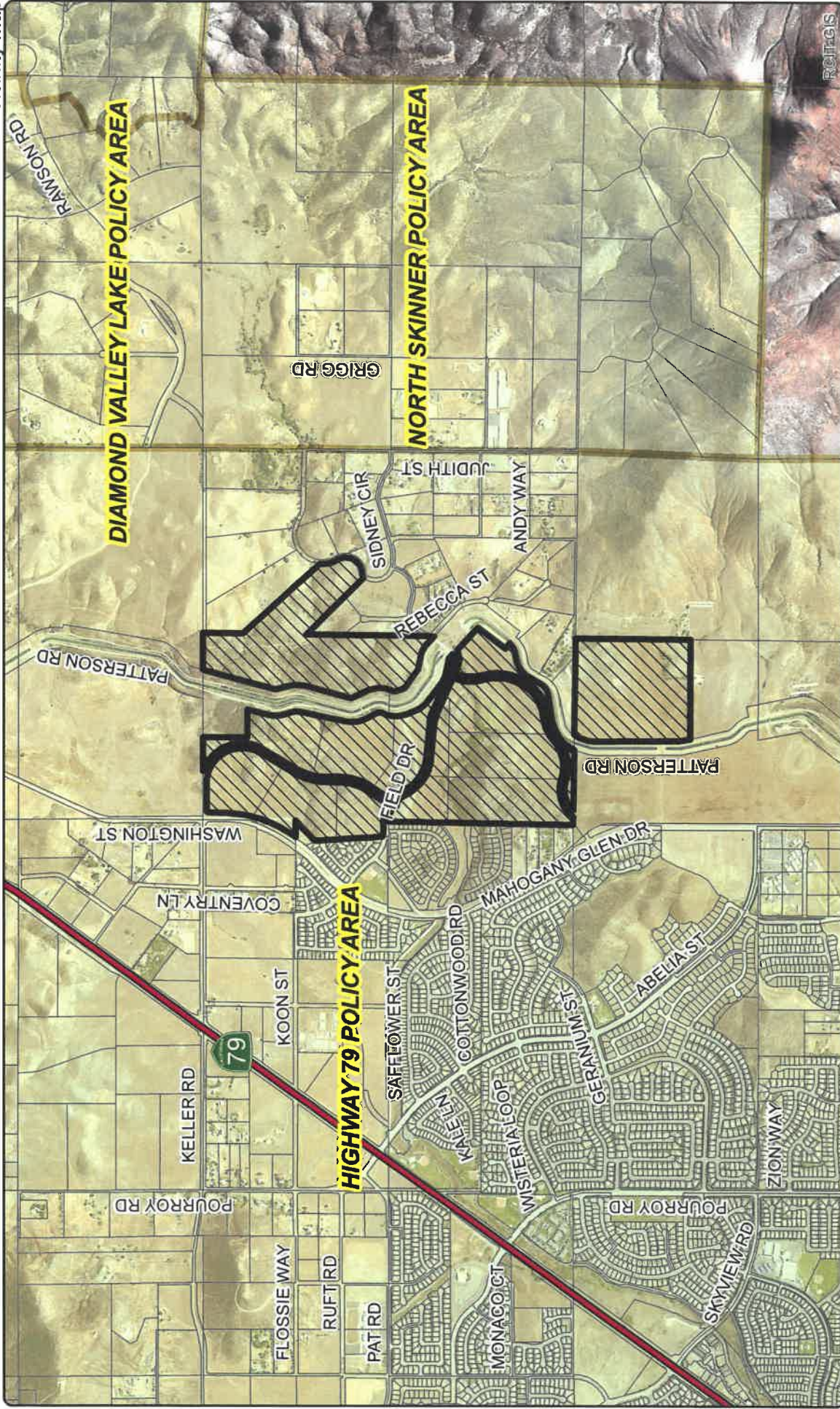
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800020 SP00382S1 TTM37449
VICINITY/POLICY AREAS

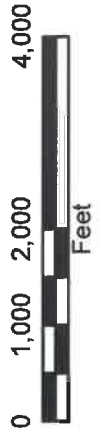
Supervisor: Washington
 District 3

Date Drawn: 10/10/2019
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



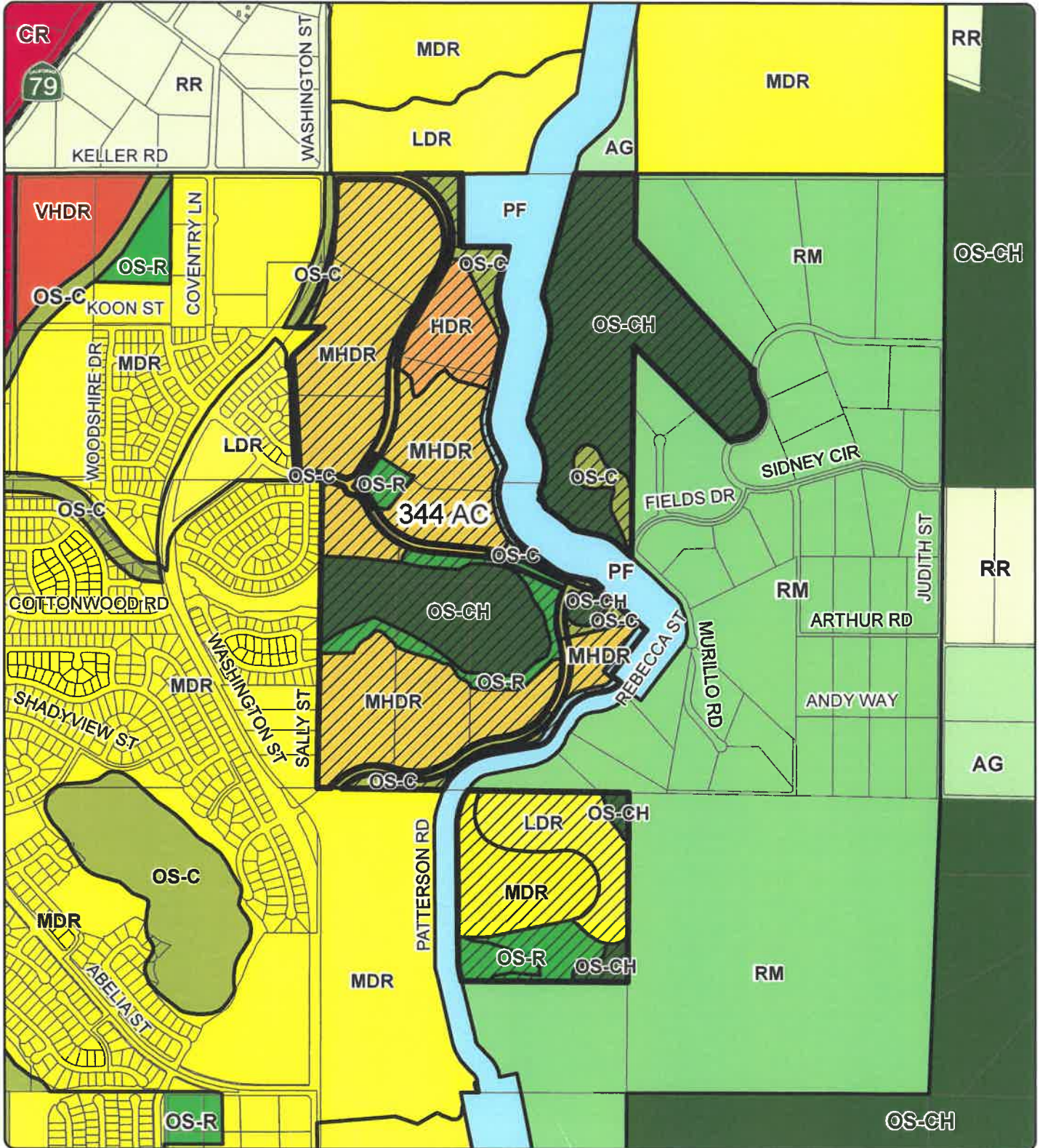
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2020 (Western County) or in Palm Desert at (760) 943-7777 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800020 SP00382S1 TTM37449

Supervisor: Washinton
 District 3

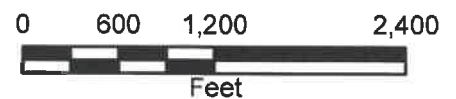
Date Drawn: 10/10/2019
 Exhibit 5

EXISTING GENERAL PLAN



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)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

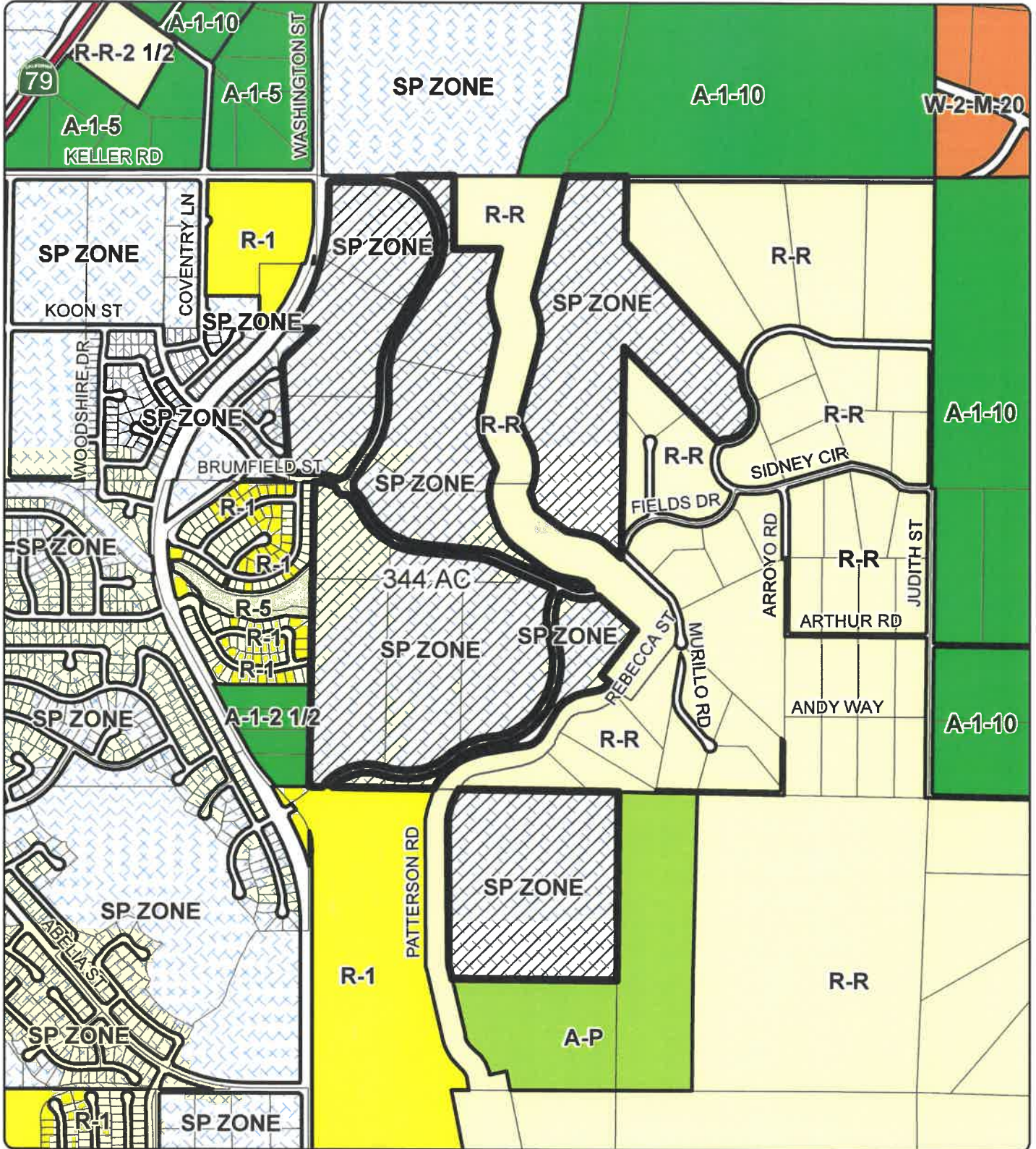
CZ1800020 SP00382S1 TTM37449

Supervisor: Washinton
District 3

Date Drawn: 10/10/2019

Exhibit 2

PROPOSED ZONING



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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

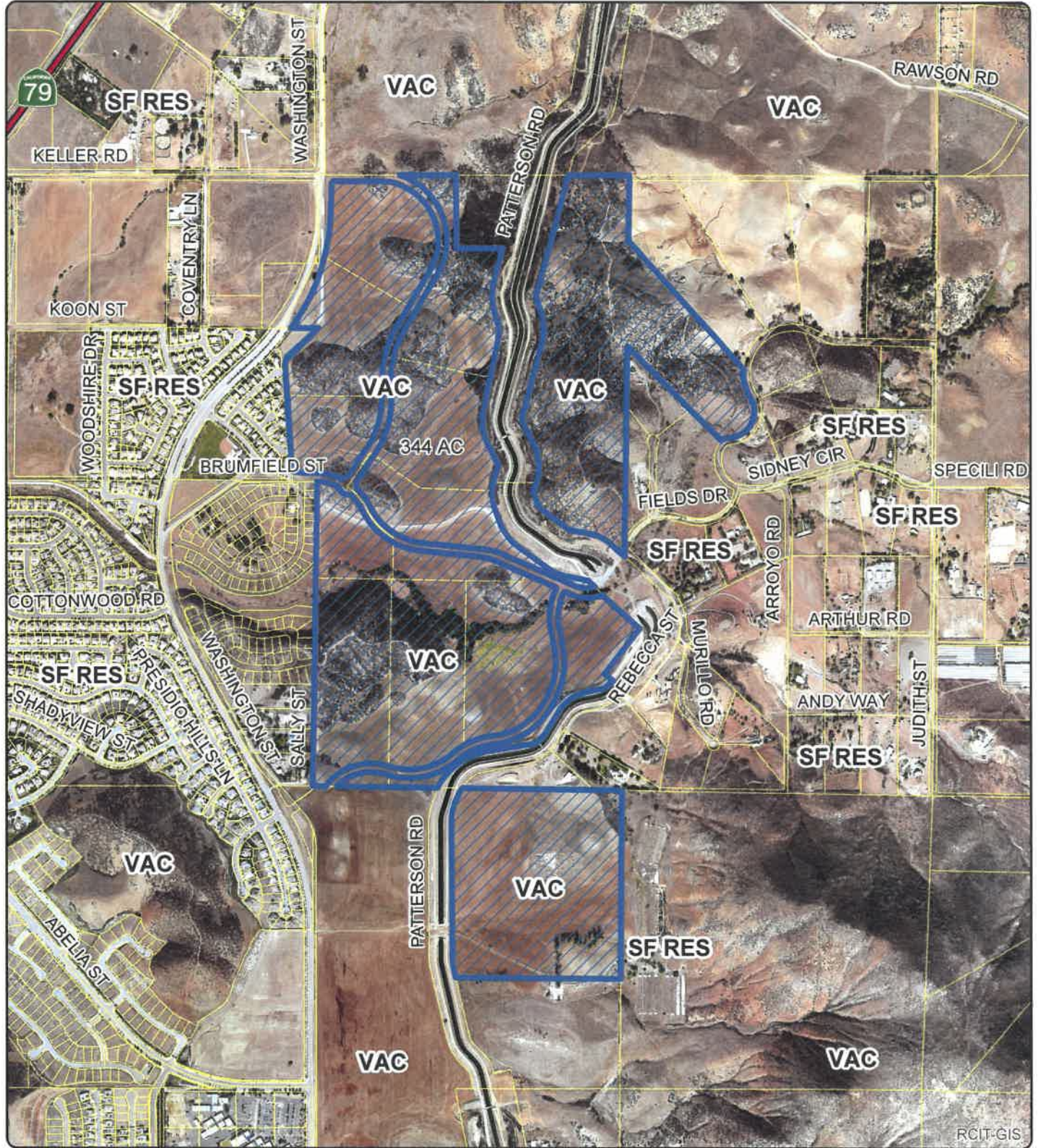
CZ1800020 SP00382S1 TTM37449

Supervisor: Washinton
District 3

Date Drawn: 10/10/2019

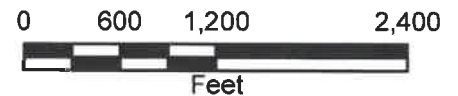
Exhibit 1

LAND USE



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.rcsima.org>



BELLE TERRE

-  Project Boundary
-  Planning Areas
-  Not a Part

LEGEND

-  MEDIUM DENSITY RESIDENTIAL (MDR)
-  MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
-  HIGH DENSITY RESIDENTIAL (HDR)
-  OPEN SPACE- CONSERVATION-(OS-C)
-  OPEN SPACE- CONSERVATION HABITAT (OS-CH)
-  OPEN SPACE- RECREATION (OS-R)

DWELLING UNITS
856 TOTAL DWELLING UNITS

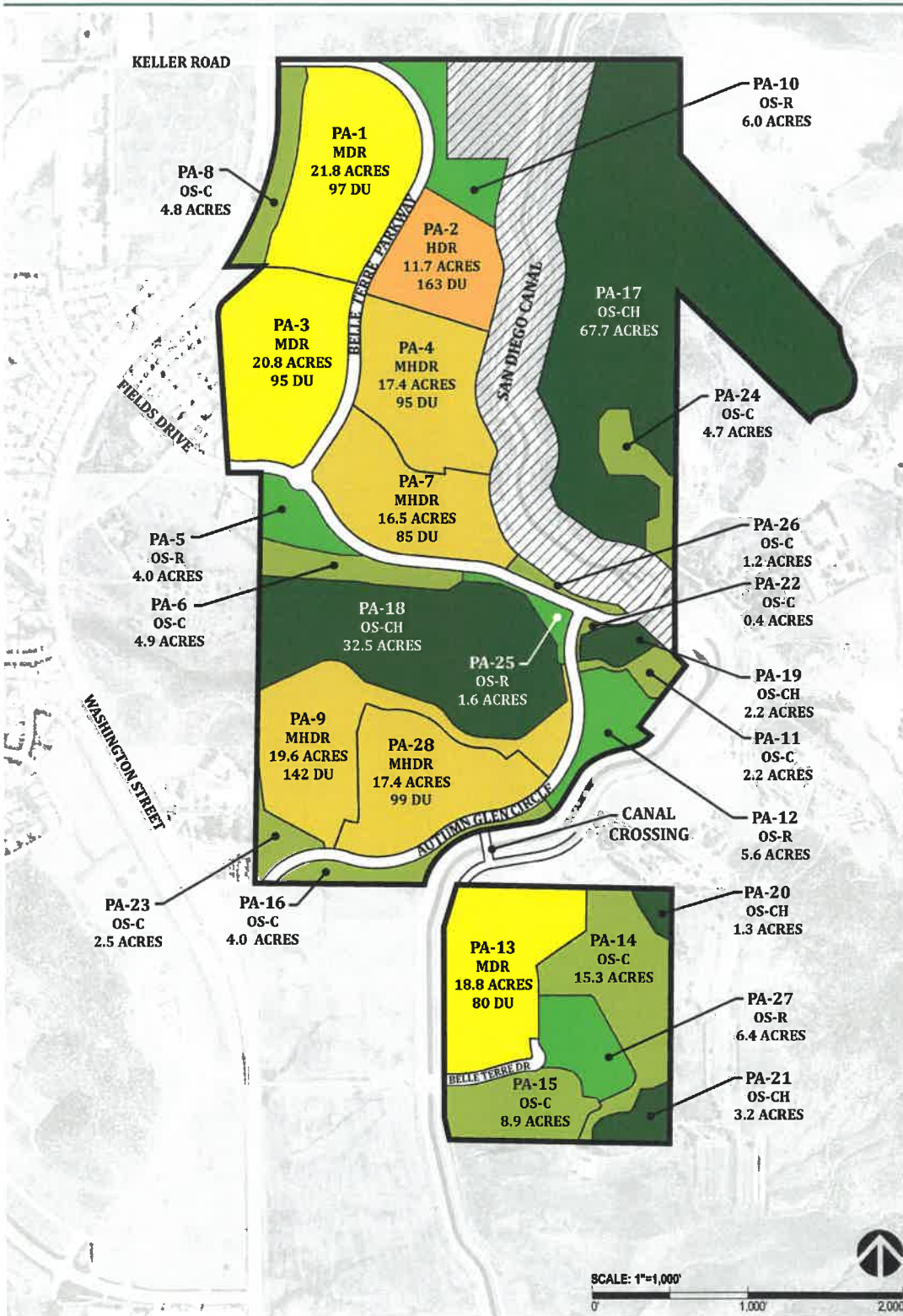


Figure 1.0-5 Land Use Plan



Table 1.0-A, Land Use Summary Comparison

Land Use Designation	Density Range (DU/AC) ¹	APPROVED					PROPOSED						
		Target Density (DU/AC)	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	Percent of Total Acres	Target Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	Percent of Total Acres			
Residential													
Low Density Residential	LDR 0.5-2.0	2.0	19.2		34.2	5.6							
Medium Density Residential	MDR 2.0-5.0	5.0	16.6		83.0	4.8			4.4	61.4	272	18	
Medium High Density Residential	MHDR 5.0-8.0	8.0	121.1		966.4	35.4			5.9	70.9	421	21	
High Density Residential	HDR 8.0-14.0	14.0	14.0		196.0	4.1			13.9	11.7	163	3	
Subtotal			170.9		1,286.2⁴	49.9				144.0	856	42	
Open Space													
Open Space-Recreation	OS-R		12.2	11.6	0	3.6				23.6		7	
Open Space - Recreation/Basin ²	OS-R/B		10.5	5.0	0	3.1							
Neighborhood Parks ³			0	4.0	0	0.0							
Open Space-Conservation	OS-C		21.5		0	6.3				48.9		14	
Open Space-Conservation Habitat	OS-CH		106.6		0	31.1				106.9		31	
Subtotal			150.8	20.6	0	44.1				179.4		52	
Infrastructure													
Streets			20.6		0	6.0				20.4		6	
Sub total			20.6		0	6.0				20.4		6	
Total			342.3		1,282⁴	100.0				344	856	100	

Notes:

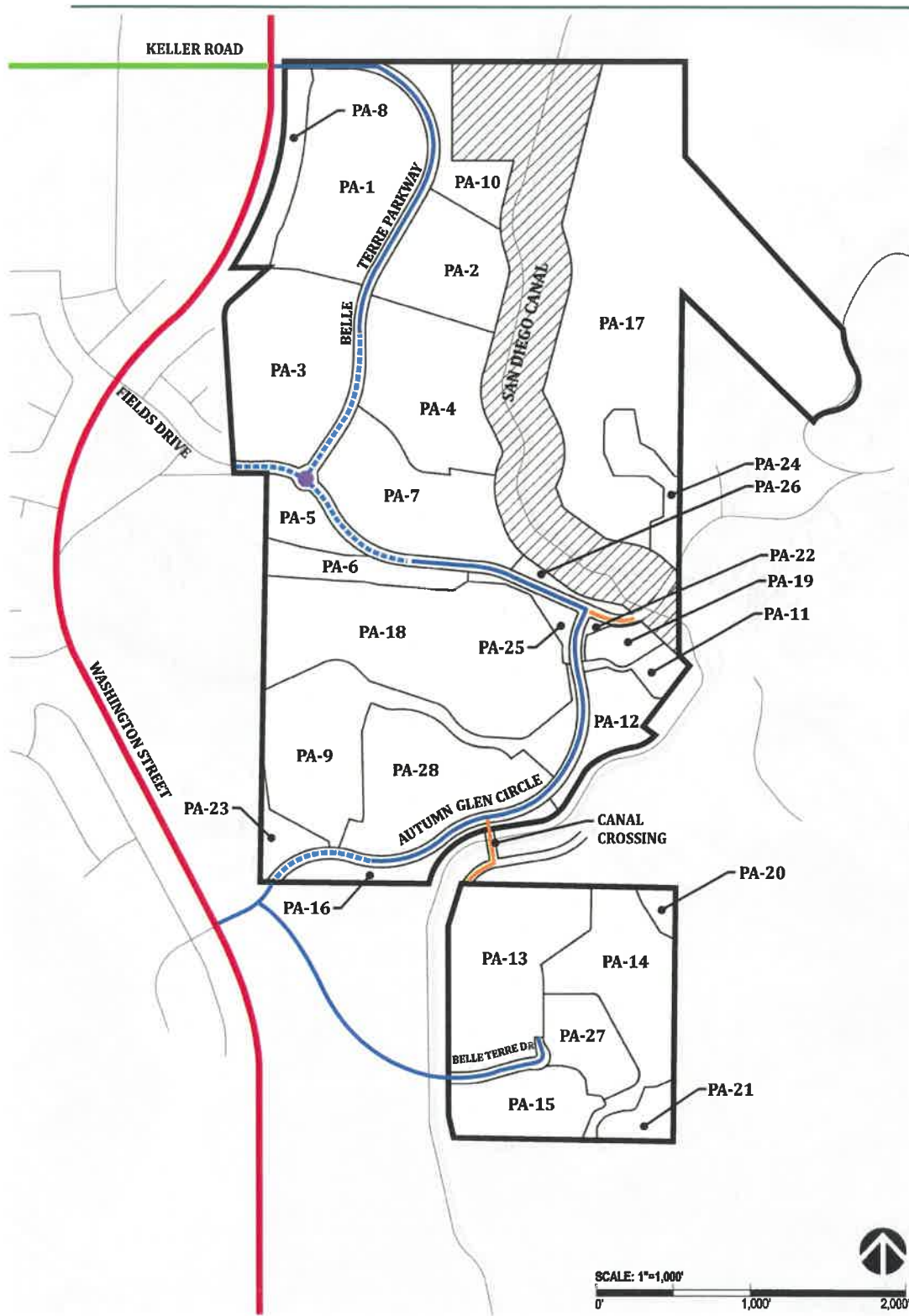
1. DU/AC = Dwelling Units per Acre
2. Open Space Recreation/Basin where 5 acres was planned as active park space in Original Specific Plan.
3. Neighborhood Parks are reflected in Figure A-3-1, Open Space and Recreation Plan of the Original Specific Plan.
4. Discrepancy appears within approved Belle Terre Specific Plan No. 303 document. Total dwelling units approved under plan is 1,282.



Table 1.0-B. Detailed Land Use Comparison – By Planning Areas

Planning Area	APPROVED SPECIFIC PLAN					SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1					
	Land Use Designation	Density Range (DU/AC) ¹	Average Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	NEW Planning Area Number	NEW Land Use Designation	NEW Density Range (DU/AC)	NEW Average Density (DU/AC)	NEW Gross Area (Acres)	NEW Maximum Dwelling Units
PA-1	MHDR	5.0-8.0	7.95	32.8	261	PA-1	MDR	2.0-5.0	4.4	21.8	97
PA-2	HDR	8.0-14.0	14	14.0	196	PA-2	HDR	8.0-14.0	13.9	11.7	163
PA-3	MHDR	5.0-8.0	8	14.0	112	PA-3	MDR	2.0-5.0	4.6	20.8	95
PA-4	MHDR	5.0-8.0	8	14.5	116	PA-4	MHDR	5.0-8.0	5.5	17.4	95
PA-5	OS-R	-	-	2.7	-	PA-5	OS-R	-	-	4.0	-
PA-6	MHDR	5.0-8.0	8	6.3	50	PA-6	OS-C	-	-	4.9	-
PA-7	MHDR	5.0-8.0	8	13.7	110	PA-7	MHDR	5.0-8.0	5.2	16.5	85
PA-8	OS-R	-	-	9.5	-	PA-25	OS-R	-	-	1.6	-
PA-9	MHDR	5.0-8.0	8	7.7	62	PA-9	MHDR	5.0-8.0	7.2	19.6	142
PA-10	MHDR	5.0-8.0	7.95	23.4	186						
PA-11	MHDR	5.0-8.0	8	3.5	28	PA-28	MHDR	5.0-8.0	5.7	17.4	99
PA-12	MHDR	5.0-8.0	8	5.2	42	PA-12	OS-R	-	-	5.6	-
PA-13	MHDR	2.0-5.0	5	16.6	83	PA-13	MDR	2.0-5.0	4.3	18.8	80
PA-14	LDR	0.5-2.0	1.95	19.2	37	PA-14	OS-C	-	-	15.3	-
PA-15	OS-R/B	-	-	10.5	-	PA-15	OS-C	-	-	8.9	-
PA-16A	OS-C	-	-	2.7	-	PA-8	OS-C	-	-	4.8	-
PA-16B	OS-C	-	-	5.6	-	PA-10	OS-R	-	-	6.0	-
PA-16C	OS-C	-	-	1.8	-						
PA-16D	OS-C	-	-	2.4	-	PA-11	OS-C	-	-	2.2	-
PA-16E	OS-C	-	-	4.8	-	PA-16	OS-C	-	-	4.0	-
PA-16F	OS-C	-	-	4.2	-	PA-24	OS-C	-	-	4.7	-
PA-17	OS-CH	-	-	69.0	-	PA-17	OS-CH	-	-	67.7	-
PA-18	OS-CH	-	-	31.6	-	PA-18	OS-CH	-	-	32.5	-
PA-19	OS-CH	-	-	1.8	-	PA-19	OS-CH	-	-	2.2	-
PA-20	OS-CH	-	-	1.3	-	PA-20	OS-CH	-	-	1.3	-
PA-21	OS-CH	-	-	2.9	-	PA-21	OS-CH	-	-	3.2	-
						PA-22	OS-C	-	-	0.4	-
						PA-23	OS-C	-	-	2.5	-
						PA-26	OS-C	-	-	1.2	-
						PA-27	OS-R	-	-	6.4	-
Streets	-	-	-	20.6	-	Streets	ROW	-	-	20.4	-
Total				342.3	1,282					344	856

Notes:
 1. DU/AC = Dwelling Units per Acre
 2. FONT = Denotes a change



BELLE TERRE












-  Project Boundary
-  Planning Areas
-  Not a Part
-  Streets
-  Urban Arterial (152' ROW)
-  Secondary (100' ROW)
-  Collector
-  Modified Collector
-  Local
-  Roundabout

Figure 4.2-1 Circulation Plan

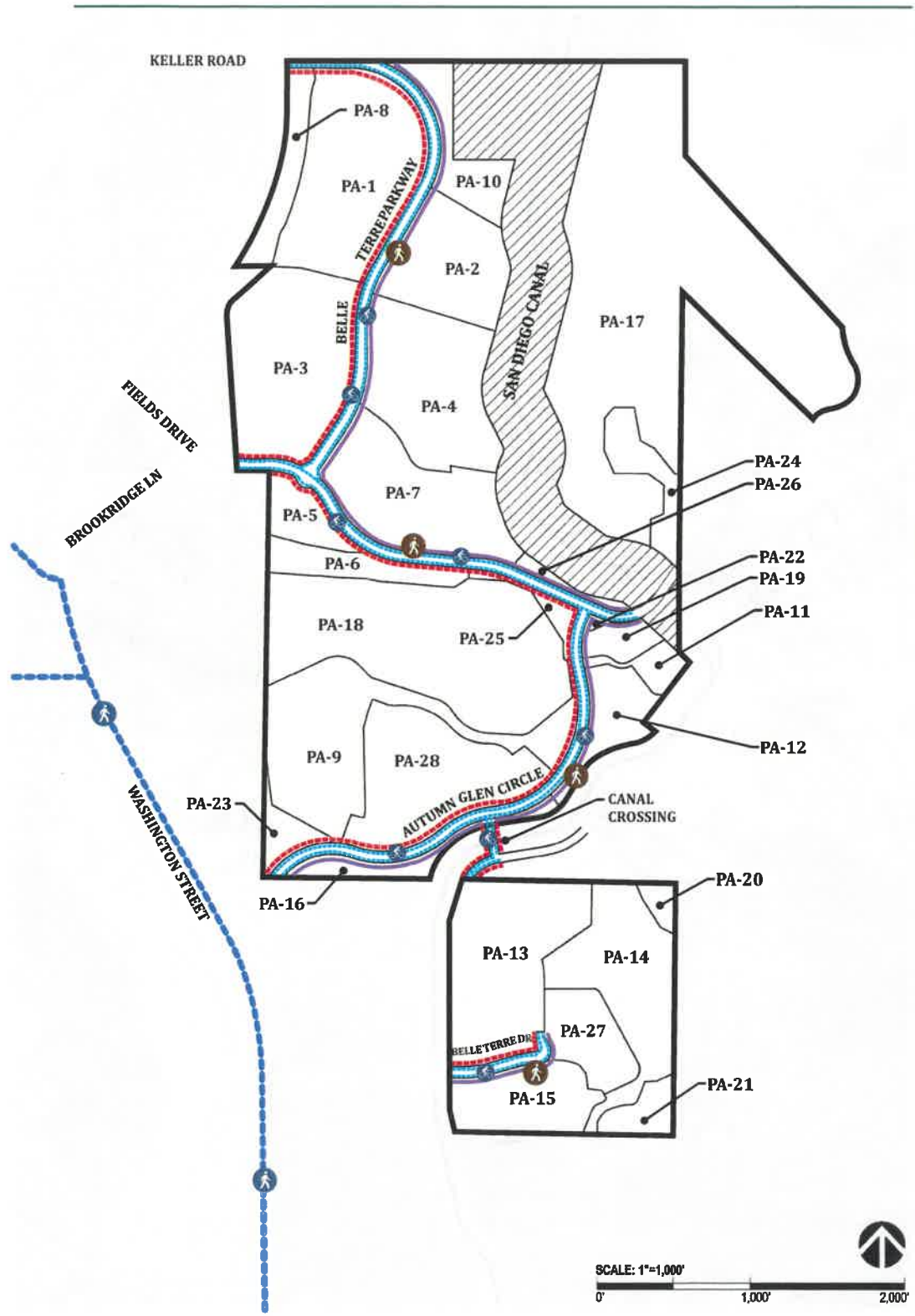
SCALE: 1"=1,000'



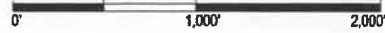



BELLE TERRE

-  Project Boundary
-  Planning Areas
-  Not a Part
-  Class II Bike Lane
-  Sidewalk
-  Decomposed Granite Trail
-  Regional Trail



SCALE: 1"=1,000'




ALBERT A
WEBB
ASSOCIATES

Figure 4.2-7 Non-Vehicular Circulation Plan



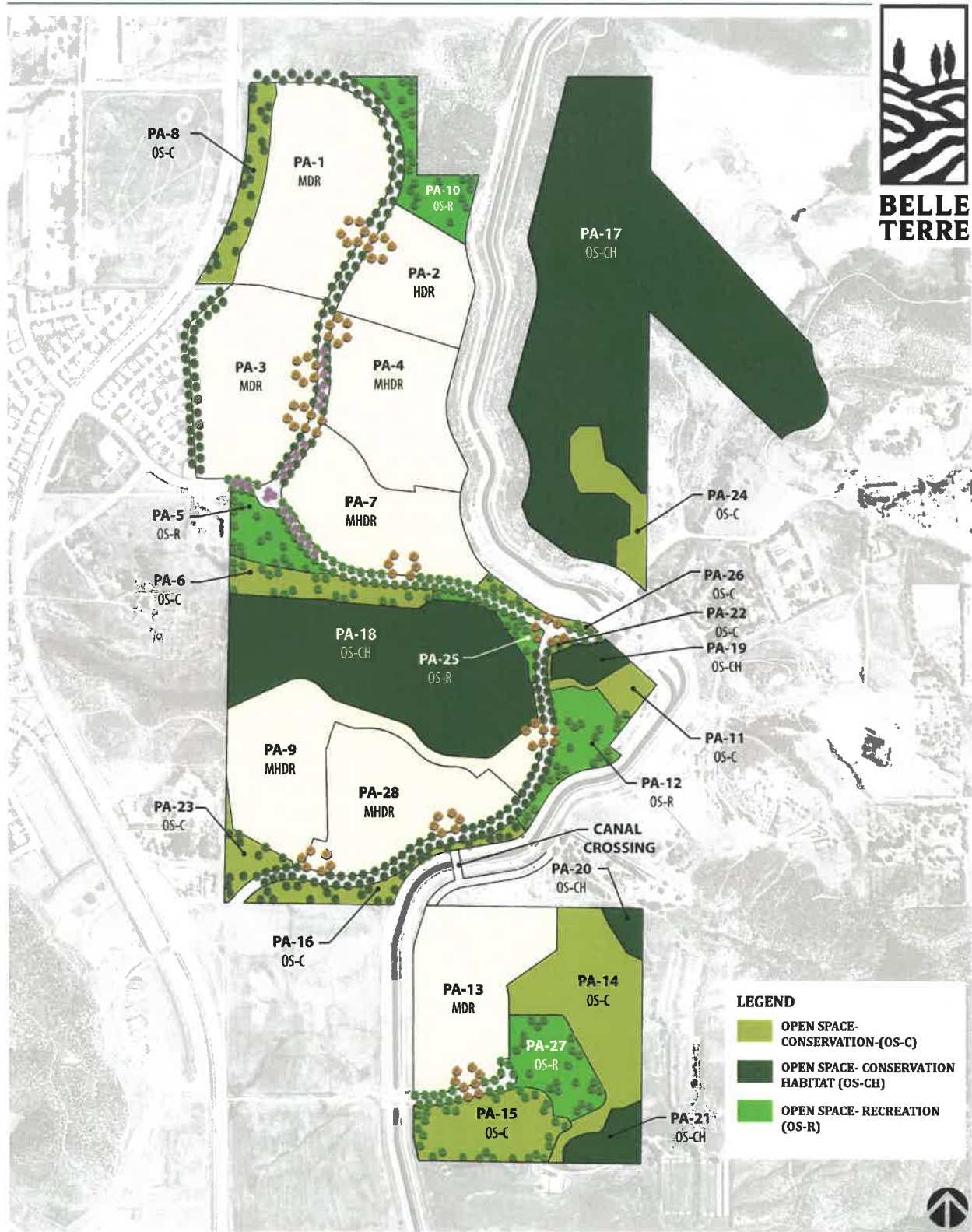


Figure 4.3-1 Open Space and Recreation Plan

1 **ORDINANCE NO. 348. XXXX**

2
3 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE**
4 **AMENDING ORDINANCE NO. 348 RELATING TO ZONING**
5

6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended,
8 are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the map
9 entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.XXXX, Change of Zone Case
10 No.XXXX," which map is made part of the ordinance.

11 Section 2. Section 17.121 of Article XVIIa of Ordinance No. 348 is amended in its entirety
12 to read as follows:

13 "SECTION 17.121 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN
14 No. 382.

15 a. Planning Area 1, 3, and 13.

16 (1) The uses permitted in Planning Areas 1, 3, and 13 of Specific Plan No. 382 shall
17 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
18 348, except that the uses permitted in Section 6.1.A. (2), (3), (5), (7) and (8);
19 Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C.(1) shall not be permitted.
20 In addition, the uses permitted under Section 6.1.A. shall include temporary real
21 estate tract offices located within a subdivision to be used only for and during
22 the original sale of the subdivision, but not to exceed a period of five (5) years
23 in any event. Any use that is not specifically listed in Section 17.121a.(1) may
24 be considered a permitted or conditionally permitted use provided that the
25 Assistant TMLA Director – Planning Development finds that the proposed use
26 is substantially the same in character and intensity as those listed in Section
27 17.121a.(1). Such a use is subject to the permit process which governs the
28 category in which it falls.

1 (2) The development standards for Planning Areas 1, 3, and 13 of Specific Plan No.
2 382 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article
4 VI, Section 6.2. B., C., and D.; E. (1), (2), (3) and (4); and G. shall be deleted
5 and replaced, respectively, with each of the following:

6 B. Lot area shall not be less than four thousand five hundred square feet
7 (4,500').

8 C. The minimum average width of that portion of a lot to be used as a
9 building site shall be forty-five feet (45') with a minimum average
10 depth of ninety feet (90').

11 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of
13 thirty feet (30').

14 E. Minimum yard requirements are as follows:

15 1. The front yard shall be not less that fifteen feet (15'), measured
16 from the public street. Porches in the front of the structure and
17 "side-in" garages may encroach five feet (5') into the front yard
18 setback.

19 2. Side yards on interior and through lots shall be not less than
20 five feet (5'). Side yards on corner and reverse corner lots shall
21 be not less than ten feet (10') from the public street.

22 3. The rear yard shall not be less than ten feet (10'), except that
23 garages, balconies, decks, and attached patio covers may
24 encroach five feet (5') into the rear yard setback.

25 4. Fireplaces, media niches, bay windows, porches, window
26 boxes, and similar architectural features shall be allowed to
27 encroach a maximum of two feet (2') into setbacks. No other
28 structural encroachment shall be permitted in the front, side or

1 rear yard except as provided for in Section 18.19 of Ordinance
2 No 348.

3 G. The maximum lot coverage shall be 65 percent for single story and
4 60 percent for two story.

5 (3) Except as provided above, all other zoning requirements shall be the same as
6 those requirements identified in Article VI of Ordinance No. 348.

7 b. Planning Area 2.

8 (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
10 that the uses permitted pursuant to Section 6.1.A (2), (3), (5), (7) and (8); Section
11 6.1.B. (1), (2), (3), and (5); and Section 6.1.C.(1) shall not be permitted. In
12 addition, the uses permitted under Section 6.1.A. shall include temporary real
13 estate tract offices located within a subdivision to be used only for and during
14 the original sale of the subdivision, but not to exceed a period of five (5) years
15 in any event and the uses permitted under Section 6.1.B. shall include multiple
16 family dwellings. Any use that is not specifically listed in Section 17.121b.(1)
17 may be considered a permitted or conditionally permitted use provided that the
18 Assistant TMLA Director – Community Development finds that the proposed
19 use is substantially the same in character and intensity as those listed in Section
20 17.121b.(1). Such a use is subject to the permit process which governs the
21 category in which it falls.

22 (2) The development standards for attached multiple family residential development
23 in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards
24 identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
25 development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and
26 G. shall be deleted and replaced with the following:

27 A. The height of the buildings shall not exceed forty-five feet (45’).

28 B. Lot area shall not be less than three thousand (3,000) square feet.

- 1 C. The minimum average width of that portion of a lot to be used as a
2 building site shall be thirty-five feet (35') with a minimum average depth
3 of sixty feet (60').
- 4 D. The minimum frontage of a lot shall be thirty five feet (35'), except that
5 lots fronting on knuckles or cul-de-sacs may have a minimum frontage
6 of thirty feet (30').
- 7 E. Minimum yard requirements are as follows:
- 8 1. The front yard setback shall be not less than fifteen feet (15'),
9 measured from the public street. Porches in the front of the
10 structure and "side-in" garages may encroach five feet (5') into
11 the front yard setback. The minimum building setback from
12 interior drives shall be three feet (3'). Garages opening to the
13 front or rear of lots or buildings shall be setback a minimum
14 of three feet (3') from the existing street right of way, from
15 any future street right of way, as shown on any specific plan
16 of highways, or from the curb of an alley. Garages opening
17 to the front or rear of lots shall not be set back greater than
18 five feet (5'), unless the setback exceeds eighteen-feet (18').
 - 19 2. Side yards on interior and through lots shall be not less than
20 five feet (5'). Side yards on corner and reversed corner lots shall
21 be not less than ten feet (10') from the public street. The
22 distance between buildings shall be no less than ten feet (10').
 - 23 3. The rear yard shall not be less than ten feet (10'), except that
24 garages, balconies, decks, and attached patio covers may
25 encroach five feet (5') into the rear yard setback.
 - 26 4. Fireplaces, media niches, bay windows, porches, window
27 boxes, and similar architectural features shall be allowed to
28 encroach a maximum of two feet (2') into setbacks provided at

1 least one side of the structure has a clear five foot (5') setback.
2 No other structural encroachment shall be permitted in the
3 front, side or rear yard except as provided for in Section 18.19
4 of Ordinance No. 348.

5 G. The maximum lot coverage shall be 65 percent.

6 (3) The development standards for detached one family residential development in
7 Planning Area 2 of Specific Plan No. 382 shall be the same as those standards
8 identified in Article VI Section 6.2 of Ordinance No. 348, except that the
9 development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and
10 G. shall be deleted and replaced, respectively, with each of the following:

11 A. Building height shall not exceed forty-five feet (45').

12 B. Lot Area shall not be less than 3,000 square feet.

13 C. The minimum average width of that portion of a lot to be used as a
14 building site shall be thirty-five feet (35') with a minimum average depth
15 of sixty feet (60').

16 D. The minimum frontage of a lot shall be thirty five feet (35'), except that
17 lots fronting on knuckles or cul-de-sacs may have a minimum frontage
18 of thirty feet (30').

19 E. Minimum yard requirements are as follows:

20 1. The front yard setback shall be not less than fifteen feet (15'),
21 measured from the public street. Porches in the front of the
22 structure and "side-in" garages may encroach five feet (5') into
23 the front yard setback.

24 2. Side yards on interior and through lots shall be not less than
25 five feet (5'). Side yards on corner and reversed corner lots shall
26 be not less than ten feet (10') from the public street.

27 3. The rear yard shall not be less than ten feet (10'), except that
28 garages, balconies, decks, and attached patio covers may

1 encroach five feet (5') into the rear yard setback.

- 2 4. Fireplaces, media niches, bay windows, porches, window
3 boxes, and similar architectural features shall be allowed to
4 encroach a maximum of two feet (2') into setbacks provided at
5 least one side of the structure has a clear five foot (5') setback.
6 No other structural encroachment shall be permitted in the
7 front, side or rear yard except as provided for in Section 18.19
8 of Ordinance No. 348.

9 F. The maximum lot coverage shall be 65 percent.

- 10 (4) The development standards for non-residential development in Planning Area 2
11 of Specific Plan No. 382 shall be the same as those standards identified in Article
12 VI Section 6.2 of Ordinance No. 348

- 13 (5) Except as provided above, all other zoning requirements shall be the same as
14 those requirements identified in Article VI of Ordinance No. 348.

15 c. Planning Areas 4, 7, 9, and 28.

- 16 (1) The uses permitted in Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382
17 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
18 No. 348, except that the uses permitted pursuant to Section 6.1A(2), (3), (5), (7)
19 and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C.(1) shall not be
20 permitted. In addition, the uses permitted under Section 6.1.A. shall include
21 temporary real estate tract offices located within a subdivision to be used only
22 for and during the original sale of the subdivision, but not to exceed a period of
23 five (5) years in any event. Any use that is not specifically listed in Section
24 17.121c.(1) be considered a permitted or conditionally permitted use provided
25 that the Assistant TMLA Director – Community Development finds that the
26 proposed use is substantially the same in character and intensity as those listed
27 in Section 17.121c.(1). Such a use is subject to the permit process which governs
28 the category in which it falls.

1 (2) The development standards for Planning Areas 4, 7, 9, and 28 of Specific Plan
2 No. 382 shall be the same as those standards identified in Article VI, Section 6.2
3 of Ordinance No. 348, except that the development standards set forth in Article
4 VI, Section 6.2. B., C., and D; E. (1), (2), (3) and (4); and G. shall be deleted and
5 replaced, respectively, with each of the following:

6 B. Lot area shall not be less than three thousand five hundred square feet
7 (3,500').

8 C. The minimum average width of that portion of a lot to be used as a
9 building site shall be forty feet (40') with a minimum average depth of
10 eighty feet (80').

11 D. The minimum frontage of a lot shall be thirty five feet (35'), except that
12 lots fronting on knuckles or cul-de-sacs may have a minimum frontage
13 of thirty feet (30').

14 E. Minimum yard requirements are as follows:

15 1. The front yard setback shall be not less than fifteen feet (15'),
16 measured from the public street. Porches in the front of the
17 structure and "side-in" garages may encroach five feet (5') into
18 the front yard setback.

19 2. Side yards on interior and through lots shall be not less than
20 five feet (5'). Side yards on corner and reversed corner lots shall
21 be not less than ten feet (10') from the public street.

22 3. The rear yard shall not be less than ten feet (10'), except that
23 garages, balconies, decks, and attached patio covers may
24 encroach five feet (5') into the rear yard setback.

25 4. Fireplaces, media niches, bay windows, porches, window
26 boxes, and similar architectural features shall be allowed to
27 encroach a maximum of two feet (2') into setbacks provided at
28 least one side of the structure has a clear five foot (5') setback.

1 No other structural encroachment shall be permitted in the
2 front, side or rear yard except as provided for in Section 18.19
3 of Ordinance No. 348.

4 G. The maximum lot coverage shall be sixty-five (65%) for a single story
5 dwelling and sixty percent (60%) for two story dwelling.

6 In addition, the following development standards for clustered residential development,
7 which involves grouping dwelling units on smaller lots in one area of development
8 while preserving the remaining land on site for other uses, shall also apply and, to the
9 extent there is a conflict, supersede other development standards for Planning Areas 4,
10 7, 9, and 28:

11 AA. Where a zero lot line design is utilized, the distance between structures
12 shall be not less than ten feet (10') provided at least one side of the
13 structure has a clear five foot (5') setback at all times.

14 BB. Front yards shall be a minimum of ten feet (10') measured from the
15 public street.

16 CC. Side yards on corner and reversed corner lots shall be not less than ten
17 feet (10') from the public street. There shall be no other side or rear yard
18 setback requirements.

19 DD. The distance between structures in all directions shall be at least ten feet
20 (10').

21 (4) Except as provided above, all other zoning requirements shall be the same as
22 those requirements identified in Article VI of Ordinance No. 348.

23 d. Planning Areas 5, 10, 12, 25, and 27.

24 (1) The uses permitted in Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No.
25 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
26 Ordinance No. 348, except that the uses permitted pursuant to Section
27 8.100.A.(1), (8) and (9); B.(1) and C.(1) shall not be permitted. In addition, the
28 permitted uses identified under Section 8.100.A. shall include public parks;

1 public playgrounds; dog parks; greenhouses; community gardens; trails; and
2 hiking areas.

3 (2) The development standards for Planning Areas 5, 10, 12, 25, and 27 of Specific
4 Plan No. 382 shall be the same as those standards identified in Article VIIIe,
5 Section 8.101 of Ordinance No. 348.

6 (3) Except as provided above, all other zoning requirements shall be the same as
7 those requirements identified in Article VIIIe of Ordinance No. 348.

8 e. Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, and 26.

9 (1) The uses permitted in Planning Areas 6, 8, 11, 14, 16, 23, and 26 of Specific Plan
10 No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100
11 of Ordinance No. 348, except that uses permitted pursuant to Section
12 8.100.A.(1), (2), (3), (4), (5) (8) and (9); B.(1); and C.(1) shall not be permitted.
13 In addition, the permitted uses identified under Section 8.100.A. shall include
14 trails and hiking areas.

15 (2) The development standards for Planning Areas 6, 8, 11, 14, 16, 22, 23, and 26
16 of Specific Plan No. 382 shall be the same as those standards identified in Article
17 VIIIe, Section 8.101 of Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same as
19 those requirements identified in Articles VIIIe of Ordinance No. 348.

20 f. Planning Areas 17, 18, 19, 20 and 21

21 (1) The uses permitted in Planning Areas 17, 18, 19, 20, and 21 of Specific Plan No.
22 382 shall be the same as those uses permitted in Article XVI, Section 16.2 of
23 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.A.(1),
24 (2), (3), (4), (5), and (7); B.(1) (2), (3), (4), (5), (6), (7) (8) and (9); C.(1) and (2);
25 D(1); and E. shall not be permitted.

26 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific
27 Plan No. 382 shall be the same as those standards identified in Article XVI of
28 Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article XVI of Ordinance No. 348.

3 g. Planning Area 24

4 (1) The uses permitted in Planning Area 24 of Specific Plan No. 382 shall be the
5 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
6 348, except that uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5)
7 (8) and (9); B.(1); and C.(1) shall not be permitted. In addition, the permitted
8 uses identified under Section 8.100.A. shall also include nature trails, structures
9 and installations necessary for the storage and distribution of water such as tanks,
10 reservoirs, wells, and any use appurtenant to the storage and distribution of
11 water, and the necessary pumping and water production facilities.

12 (2) The development standards for Planning Area 24 of Specific Plan No. 382 shall
13 be the same as those standards identified in Article VIIIe, Section 8.101 of
14 Ordinance No. 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as
16 those requirements identified in Article VIIIe of Ordinance No. 348

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

1
2
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

Section 2. This Ordinance shall take effect 30 days after its date of adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
Clerk to the Board

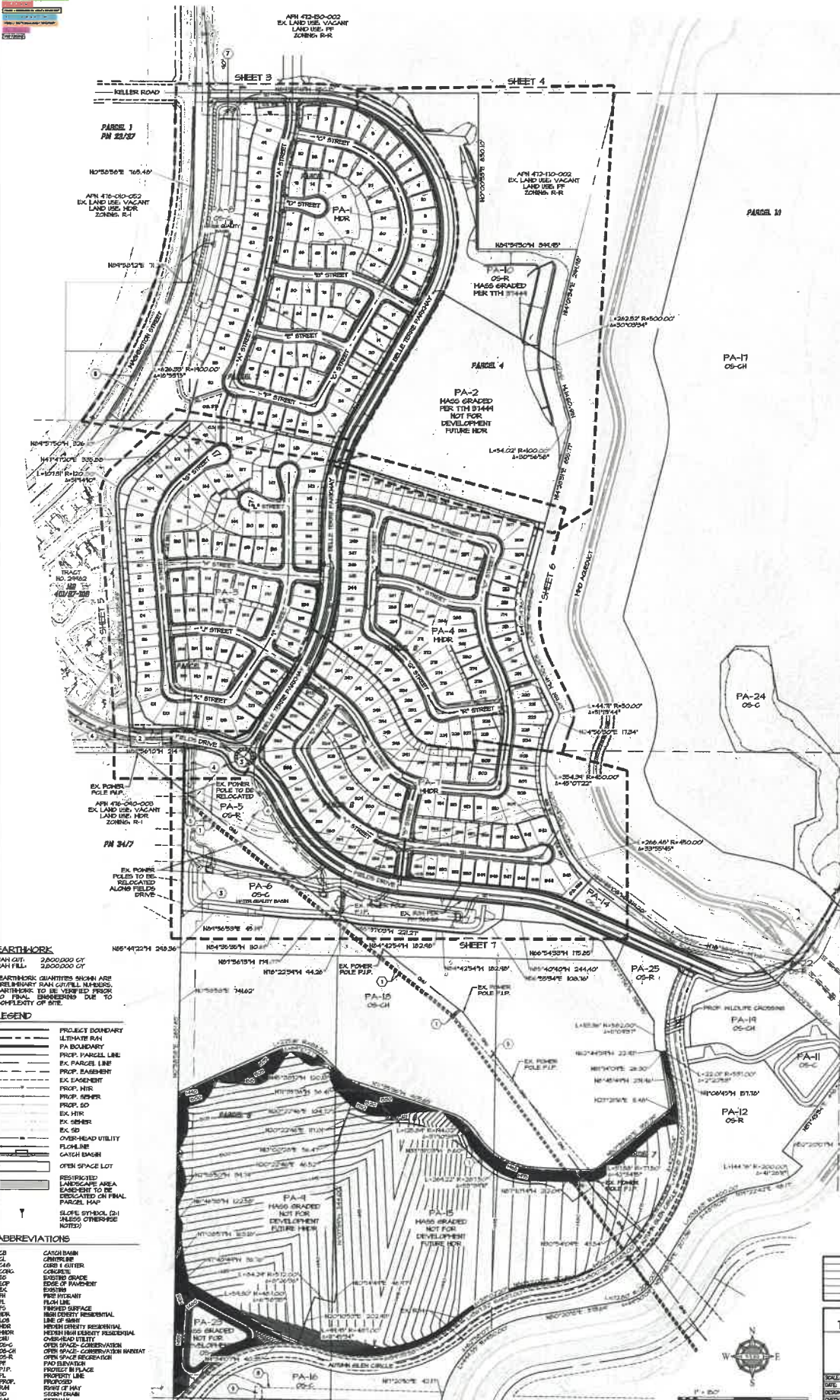
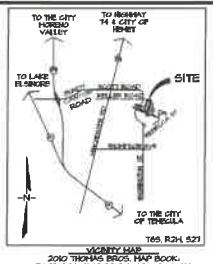
By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:

By: _____
Lynette Clyde
Deputy County Counsel

**COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP NO. 37449**



EARTHWORK

RAN GUT: 2400000 CY
RAN FILL: 2400000 CY

BEARTHWORK QUANTITIES SHOWN ARE PRELIMINARY RAN CITY WILL NUMBER. BARTHWORK TO BE VERIFIED PRIOR TO FINAL BARTHWORKS DUE TO COMPLEXTY OF SITE.

LEGEND

- PROJECT BOUNDARY
- ULTIMATE RAN
- PA BOUNDARY
- PROP. PARCEL LINE
- EX. PARCEL LINE
- PROP. EASEMENT
- EX. EASEMENT
- PROP. INT. PROP. REWER
- PROP. SD
- EX. HWY
- EX. SEWER
- EX. SD
- OVERHEAD UTILITY
- FLOORLINE
- CATCH BASIN
- OPEN SPACE LOT
- RESTRICTED LANDSCAPE AREA EASEMENT TO BE FINAL PARCEL MAP
- SLOPE INTERVAL (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

- CB CATCH BASIN
- CL CENTERLINE
- C46 CURB & GUTTER
- CGR CONC.
- SG STONE GRADE
- BDK OF PAVEMT BOUNDARY
- EX EXISTING
- INT INTENSIFIED
- FL FLOW LINE
- FS FINISHED SURFACE
- LN LINE OF GRADE
- LDR LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- HRD HIGH DENSITY RESIDENTIAL
- CU OVERHEAD UTILITY
- OS-OR OPEN SPACE-CONSERVATION
- OS-CP OPEN SPACE-CONSERVATION MARKET
- OF OFF-ROAD FACILITY
- PP PAD ELEVATION
- PROJ PROJ. BOUNDARY
- PL PROPERTY LINE
- PROP. RAN RIGHT OF WAY
- SEWER SEWER
- SD SIDEWALK
- TO TOP OF CURB
- HYD HYDRAULIC

OWNER/APPLICANT
REBERT FRESH VALLEY
1810 SAN VICENTE BLVD, SUITE 200
LOS ANGELES, CA 90044
CONTACT: KAREN ROBINSON
PHONE: 310-600-4242
EMAIL: KARL@REBERTFRESHVALLEY.COM

ENGINEER
ALBERT A. HERR ASSOCIATES
2100 HECRAY STREET
RIVERSIDE, CA 92506
CONTACT: ERIC DAVIS
PHONE: 951-304-0300
EMAIL: ERIC.DAVIS@AHERRASSOCIATES.COM

SOILS ENGINEER
GEOCON WEST, INC.
4875 GORDON PLACE, SUITE 101
MIRAMETA, CALIFORNIA 92660-1065
CONTACT: LEA A. BARTON
PHONE: 949-304-2500
EMAIL: LBARTON@GEOCON.COM

TOPOGRAPHY SOURCE
AEROTECH MAPPING
2912 TECHNOLOGY DRIVE, SUITE 220-C
MIRAMETA, CA 92660
CONTACT: ERIC T. HAN
PHONE: 949-408-5020

LAND USE
EXISTING LAND USE: VACANT LAND
EXISTING ZONING: SF 583
PROPOSED LAND USE:

APN
412-110-022 412-110-023 412-110-024
412-110-025 412-110-026 412-110-028
412-110-029 412-110-030 412-110-031

SCHOOL DISTRICT
TEJUCA VALLEY UNIFIED SCHOOL DISTRICT

UTILITY PROVIDERS
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL: SOUTHERN CALIFORNIA ELECTRIC COMPANY
SHE: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: SOUTHERN CALIFORNIA GAS COMPANY
CABLE TV: THE WARNER CABLE

LEGAL DESCRIPTION
PARCEL 1 THROUGH 8, LOTS A THROUGH I AND II OF PARCEL MAP NO. 35268, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 248, PAGES 11 THROUGH 24 OF PUBLIC MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE 'A' SUBDIVISION ORDINANCE 400, UNLESS OTHERWISE NOTED.
2. 200' TRUCKING AREA, MAP BOOK, PAGE 091, GRID F3, F4, G3, G4, H4.
3. THE TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND INVOLVED.
4. PROJECT IS INTENT SPECIFIC PLAN, NO. 37449.
5. ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THE EXHIBIT.
6. ACCESS SHALL BE RESTRICTED ON WASHINGTON STREET.
7. PROJECT IS NOT WITHIN A COUNTY SERVICE AREA.
8. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
9. TOPOGRAPHY FROM AEROTECH MAPPING, AUGUST 2004, IS TO BE USED FOR THE PROJECT.
10. SETBACKS OF LOTS TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 400.
11. ALL LOTS ARE 2:1 RATIO UNLESS OTHERWISE NOTED.
12. 20000' WETLANDS PRELIMINARY DATA INDICATES 13,000' SQUARE SEWER DISPOSAL IS INTENDED.
13. A PORTION OF THE SITE IS SUBJECT OF EMBANKMENT AND EROSION CONTROL BUT NOT OTHER POTENTIAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDY ZONE.
14. LAND IS SUBJECT TO OVERLOOK INDICATOR OR FLOOD HAZARD.
15. FLOOD ZONE D AREA OF MINIMAL FLOODING PER FEMA PANELS OCCURS 2000' AND 4000' WIDE.
16. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS ON SITE.
17. PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RESIDENTIAL.
18. THE PROJECT WILL COMPLY WITH NECESSARY EASEMENTS AS REQUIRED BY NEPES SUPPLEMENT 'A'.
19. EXISTING EMBANKMENTS SHALL BE MAINTAINED.
20. THE PROJECT IS IN THE HIGHWAY 91 POLICY AREA.
21. THE PROJECT IS IN THE HIGH RISK FIRE AREA.
22. THERE ARE NO EXISTING OR PROPOSED MOBILE HOME OR RECREATION VEHICLE SPACES, DWELLING UNITS, OR LOTS.
23. THE PROJECT IS WITHIN THE SOUTHWEST AREA RCP AREA PLAN.

EASEMENTS:

1. CL OF R/F. 1/2' EASEMENT PER INT. 8"240 OR, RECORDED 02/04/02, TO BE CANCELLED WITH FINAL MAP.
2. AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING CHANGE AND RECENTIAL PURPOSES, RECORDED 04/02/01 AS INSTRUMENT NO. 207-02060.
3. UNRECORDED AND RESTRICTED RECIPROCAL EASEMENT RECORDED 07/26/02 AS INSTRUMENT NO. 208-02280.
4. CL OF ALL OTHER DESIGNATION FOR PUBLIC ROADS AND UTILITY PURPOSES PER INT. 8"240 OR, RECORDED 04/02/01.
5. CL OF PUE. PER EASE. 1/40, PAGE 293 OR, RECORDED 04/02/01.
6. PUBLIC ROAD & UTILITY EASEMENT PER INT. 8"240 OR, RECORDED 04/02/01.
7. EMBANKMENT BARRIER RECIPROCAL EASEMENT AGREEMENT BETWEEN 194 580, LLC AND REBERT FRESH VALLEY, LLC RECORDED 06/26/04 AS INSTRUMENT NO. 204-02888, OR REV. 03/21/04.
8. RECIPROCAL EASEMENT AGREEMENT RECORDED 06/26/04 AS INSTRUMENT NO. 204-02884.
9. RECIPROCAL EASEMENT AGREEMENT RECORDED 06/26/04 AS INSTRUMENT NO. 204-02885, OR REV. 03/21/04.
10. AN EASEMENT FOR DRAINAGE AND RECREATIONAL PURPOSES RECORDED 04/02/01 AS INSTRUMENT NO. 207-02060.
11. EASEMENT FOR DRAINAGE AND RECREATIONAL PURPOSES RECORDED 04/02/01 AS INSTRUMENT NO. 207-02060.
12. ALL SURVEY ACCESS EASEMENTS ARE FULLY OPEN TO BE CANCELLED WITH THIS MAP. THE LOCATION OF THE FINAL PARCEL MAP SHALL BE THE DETERMINER OF THE FINAL PARCEL MAP.

EXISTING PM 36026 PARCEL AREA:

GROSS AREA	NET AREA
PARCEL 1 30.11 AC	PARCEL 1 28.65 AC
PARCEL 2 22.98 AC	PARCEL 2 21.50 AC
PARCEL 3 18.11 AC	PARCEL 3 17.03 AC
PARCEL 4 18.11 AC	PARCEL 4 17.03 AC
PARCEL 5 20.21 AC	PARCEL 5 18.74 AC
PARCEL 6 28.05 AC	PARCEL 6 26.54 AC
PARCEL 7 28.05 AC	PARCEL 7 26.54 AC
PARCEL 8 18.11 AC	PARCEL 8 17.03 AC
TOTAL 230.24 AC	TOTAL 215.01 AC

**COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37449**

PARCEL 1 THROUGH 8, LOTS A THROUGH I AND II OF PARCEL MAP NO. 35268, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 248, PAGES 11 THROUGH 24 OF PUBLIC MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCALE	DATE	BY	NO.
1" = 100'	11/11/04	ERD	1
1" = 100'	11/11/04	ERD	2
1" = 100'	11/11/04	ERD	3
1" = 100'	11/11/04	ERD	4
1" = 100'	11/11/04	ERD	5
1" = 100'	11/11/04	ERD	6
1" = 100'	11/11/04	ERD	7
1" = 100'	11/11/04	ERD	8

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

DATE: 11/11/04
BY: ERD
NO.: 1

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

DATE: 11/11/04
BY: ERD
NO.: 2

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

DATE: 11/11/04
BY: ERD
NO.: 3

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

DATE: 11/11/04
BY: ERD
NO.: 4

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

DATE: 11/11/04
BY: ERD
NO.: 5

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

DATE: 11/11/04
BY: ERD
NO.: 6

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

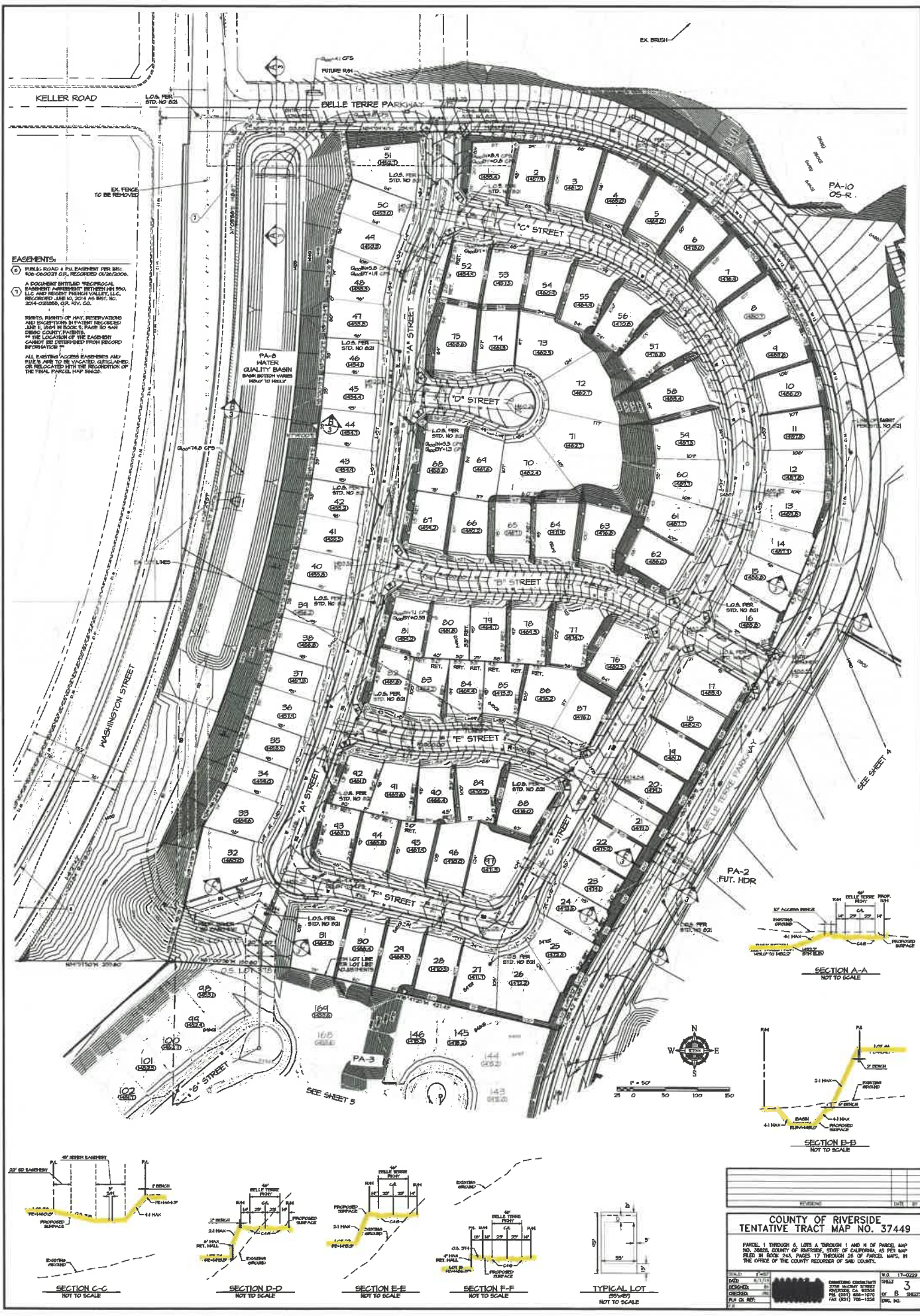
DATE: 11/11/04
BY: ERD
NO.: 7

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

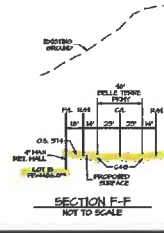
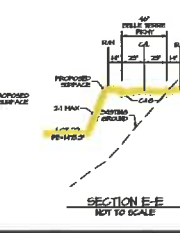
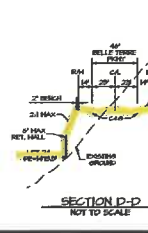
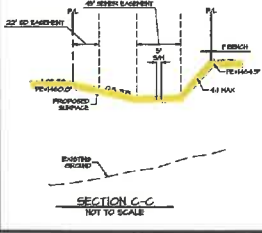
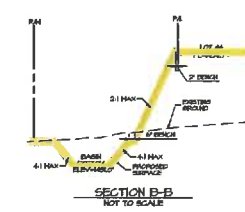
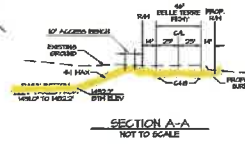
DATE: 11/11/04
BY: ERD
NO.: 8

SCALE 1" = 100'
GRAPHIC SCALE: 0 100 200 300 400

DATE: 11/11/04
BY: ERD
NO.: 9

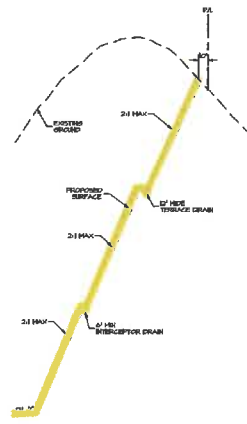
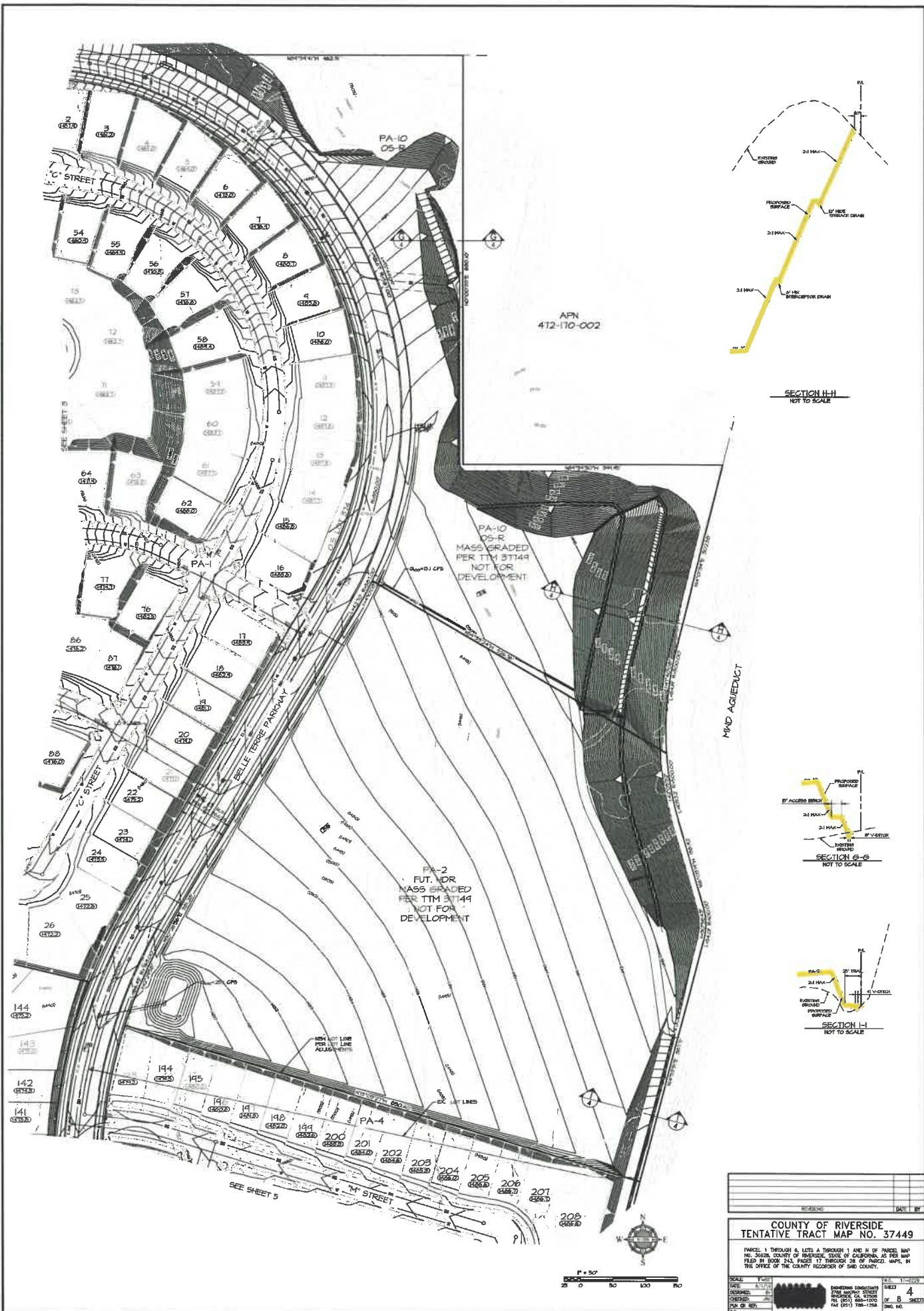


- EASEMENTS:**
- 1 PUBLIC ROAD & RAIL EASEMENT FROM 1981, NON-SUBJECT TO, RECORDED 88-02000.
 - 2 DOCUMENT ENTRIES RECORDED EASEMENT AGREEMENT BETWEEN 1990, L.L.C. AND RIVERSIDE COUNTY, L.L.C. RECORDED JAN 10, 2014 AS 8017, NO. 2014-00288, ON R.V. 10.
- RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EASEMENTS BY WATER RECORDS ARE IN BOOK 78, PAGE 10 544 IN THE COUNTY RECORDS. THESE EASEMENTS CANNOT BE DISTURBED FROM RECORD INFORMATION.
- ALL EXISTING ACCESS EASEMENTS AND RIGHTS ARE TO BE VACATED, OUTLINED OR RELOCATED WITH THE REVISIONS OF THE FINAL PARCEL MAP 50422.

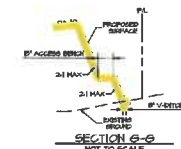


COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 37449	
PARCELS 1 THROUGH 6, LOTS 1 THROUGH 1 AND N OF PARCEL MAP NO. 30422, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN 878-243, PAGES 17 THROUGH 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
DATE PREPARED: 05/17/2019	SCALE: 1" = 50'
DATE CHECKED: 05/17/2019	SHEET NO. 3
DATE REVISION: 05/17/2019	OF 8 SHEETS
DATE: 05/17/2019	BY: [Signature]
PROJECT: [Project Name]	DATE: 05/17/2019

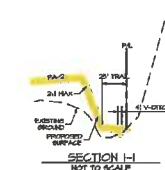
COUNTY OF RIVERSIDE, CALIFORNIA, DIVISION OF COMMUNITY DEVELOPMENT, 4/7/2019 10:00 AM



SECTION H-H
NOT TO SCALE



SECTION G-G
NOT TO SCALE



SECTION I-I
NOT TO SCALE

NO.	DATE	BY

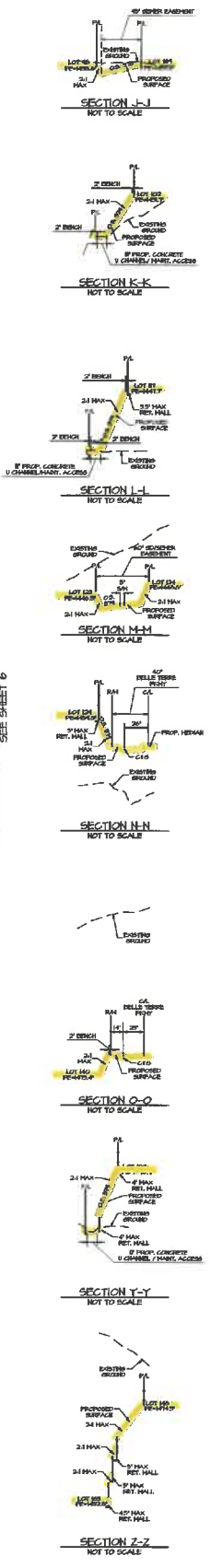
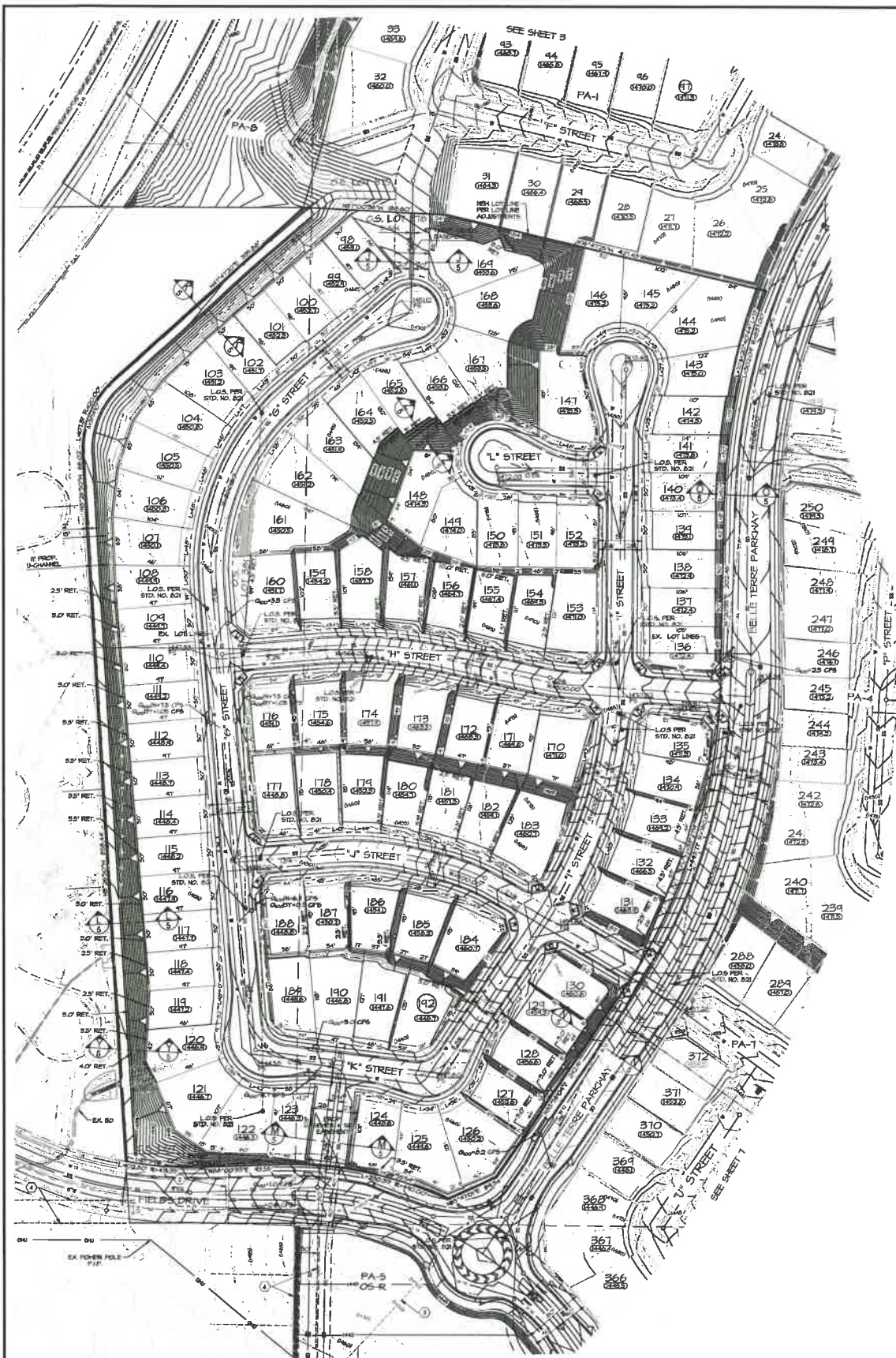
**COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37449**

PARCELS 1 THROUGH 6, LOTS A THROUGH I AND H OF PARCEL MAP NO. 30228, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 243, PAGES 17 THROUGH 28 OF PUBLIC MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCALE	1" = 50'	SHEET	1-10
DRAWN		DATE	4/17/20
CHECKED		NO. OF SHEETS	4
FILED BY		DATE	4/17/20

ENGINEER: **CONSTANTINE ENGINEERING GROUP**
 2200 S. GARDEN STREET
 P.O. BOX 1070
 RIVERSIDE, CALIF. 92502
 TEL: (951) 788-1700
 FAX: (951) 788-1704
 URL: WWW.CE-ENG.COM

COUNTY OF RIVERSIDE, CALIFORNIA, OFFICE OF THE COUNTY RECORDER, 475 WEST 9TH STREET, RIVERSIDE, CALIFORNIA 92507



EASEMENTS:

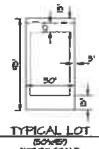
- ① AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE AND DECORATIVE PURPOSES, RECORDED ORIGINALLY AS INSTRUMENT NO. 2018-020408.
- ② WHEREAS AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED ORIGINALLY AS INSTRUMENT NO. 2018-020408.
- ③ CL OF AN OFFER DEDICATION FOR PUBLIC ROADS AND UTILITIES RECORDED PER DIST. #5400 OR RECORDED OTHERWISE.
- ④ PUBLIC ROAD 1 P.U. EASEMENT PER DIST. #08-00027 OR RECORDED OTHERWISE.

RIGHTS, RESERVATIONS AND EXCEPTIONS IN PATENT RECORDS, LIKE S. 1000 IN BOOK 5, PAGE 80 SAN DIEGO COUNTY PATENT.

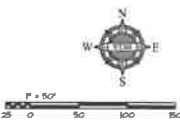
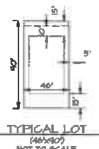
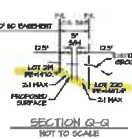
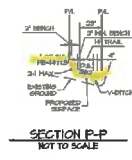
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ALL EXISTING ACCESS EASEMENTS AND FIRE LINES TO BE VACATED, OBTAINED, OR RELOCATED WITH THE RECONSTRUCTION OF THE FINAL PARCEL MAP 56660.

SEE SHEET 1



REVISIONS		DATE	BY
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 37449			
PARCEL 1 THROUGH 6, LOTS A THROUGH J AND N OF PARCEL MAP NO. 30688, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 243, PAGES 17 THROUGH 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY REGISTER OF SAID COUNTY.			
SCALE: 1"=100'	DATE: 6/1/18	REVISION: 01	SHEET 5 OF 8 SHEETS
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DRAWN BY: [Signature]	DATE: 6/1/18



EASEMENTS:

- 1. CL. OF 5' SWEEP EASEMENT PER DIST. 40254-00256, RECORDED 07-20-04.
- 2. CL. OF 40' SWEEP EASEMENT FOR ACCESS, EGRESS, AND UTILITIES PER DIST. 40256 OR, RECORDED 08-09-04.

RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN PARENT RECORDS JUNE 8, 2004 IN BOOK 5, PAGE 10 SAN DIEGO COUNTY RECORDS.

** THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORDED INFORMATION. **

ALL EXISTING ACCESS EASEMENTS AND UTILITIES ARE TO BE VACATED, ABANDONED, OR RELOCATED WITH THE RECONSTRUCTION OF THE FINAL PARCEL MAP 56625.

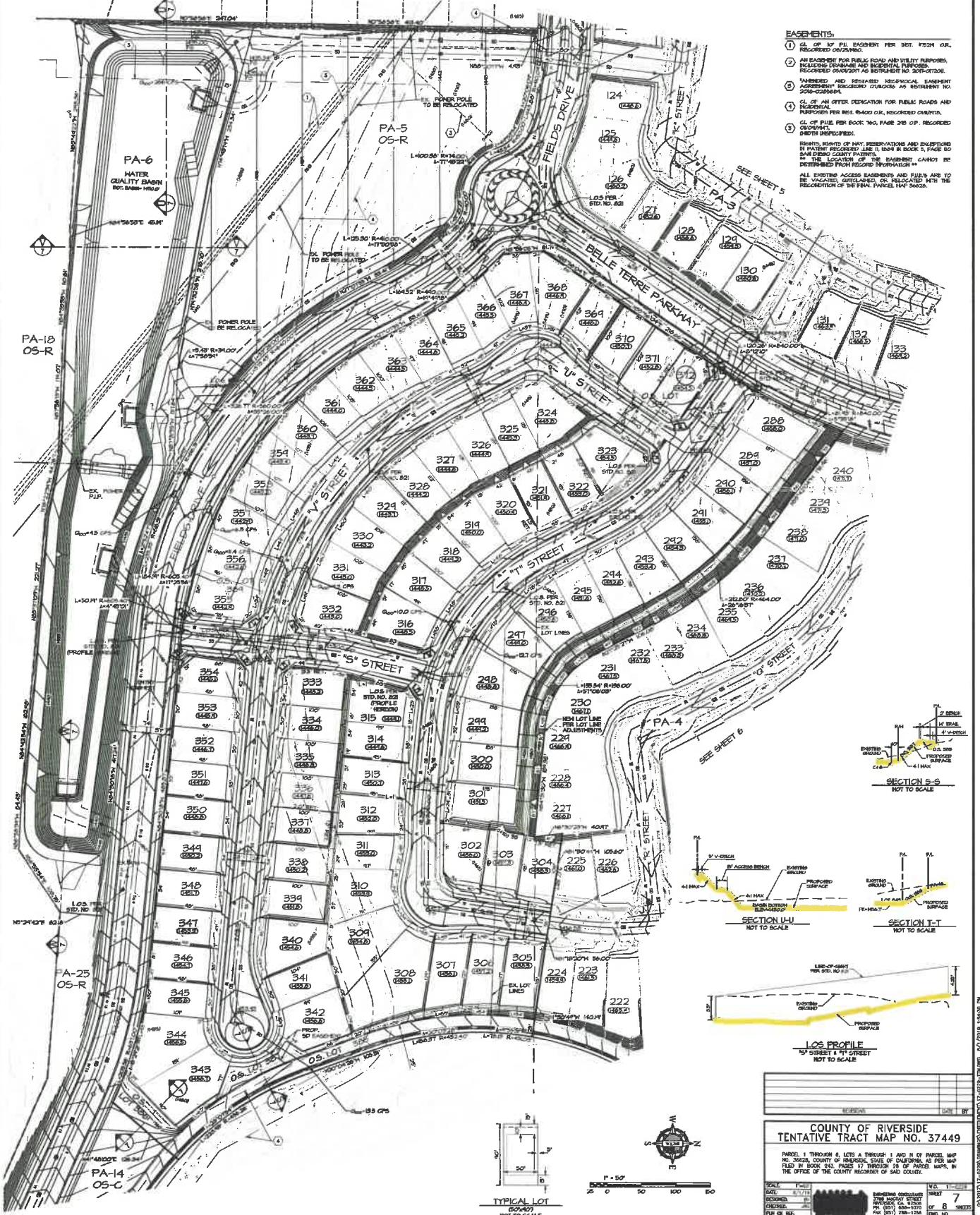
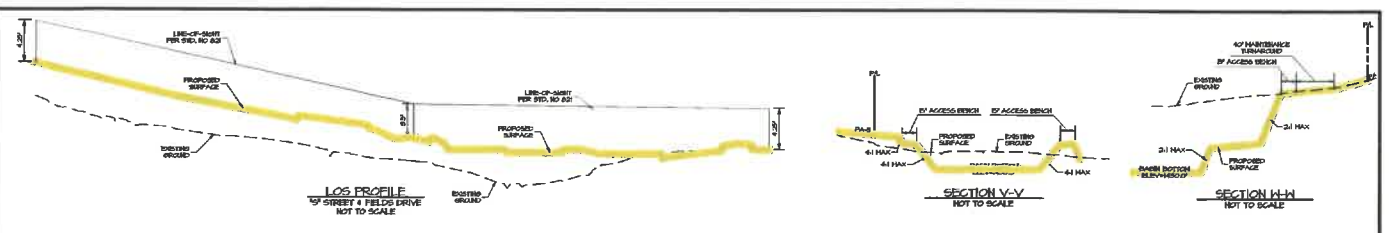
REVISIONS	DATE

**COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37449**

PARCELS 1 THROUGH 6 AND LOTS 1 THROUGH 1 AND N OF PARCEL MAP NO. 37024, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 243, PAGES 17 THROUGH 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCALE: 1"=40'	RECORDING DISTRICT: 6
DATE: 4/1/19	TRACT: 6
DRAWN BY: [Signature]	PREPARED BY: [Signature]
CHECKED BY: [Signature]	DATE: 08-10-19
FILE NO. 374	FILE NO. 17-028

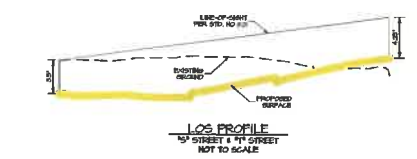
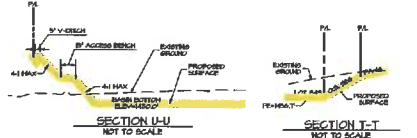
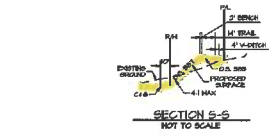
C:\DATA\17-028\37449\37449\17-028-TM.DWG 6/7/2019 10:40:00 PM



- EASEMENTS:**
1. CL. OF TOP P.E. EASEMENT PER DET. 17024 O.R., RECORDED INSTRUMENT NO. 2005-020004.
 2. AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE AND INCIDENTAL PURPOSES, RECORDED INSTRUMENT NO. 2005-020004.
 3. UNRECORDED AND REPEATED NEIGHBORHOOD EASEMENT AGREEMENT RECORDED 07/20/06 AS INSTRUMENT NO. 2006-020004.
 4. CL. OF AN OFFER DEDICATION FOR PUBLIC ROADS AND INCIDENTAL PURPOSES PER DET. 8400 O.R., RECORDED INSTRUMENT NO. 2005-020004.
 5. CL. OF PILE PER FOOT, TWO PANE 24" O.P. RECORDED INSTRUMENT NO. 2005-020004.

RIGHTS RESERVE OF ANY RESERVATIONS AND EXCEPTIONS IN INSTRUMENT NO. 17024 O.R. AND INSTRUMENT NO. 2005-020004. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ALL EXISTING ACCESS EASEMENTS AND PILES ARE TO BE VACATED, UNDEVELOPED, OR RELOCATED WITH THE RECORDATION OF THE FINAL PLAT MAP 37449.



DATE	1/17/17	BY	W.D.
DESIGNED		CHECKED	
PLAT NO.	37449	SHEET	7
		OF	8

**COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 37449**

PARCELS 1 THROUGH 6, LOTS 4 THROUGH 11 AND 11 OF PARCEL MAP NO. 70622, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 210, PAGES 17 THROUGH 23 OF PUBLIC MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCALE: 1" = 50'

DATE: 1/17/17

DESIGNED: [Signature]

CHECKED: [Signature]

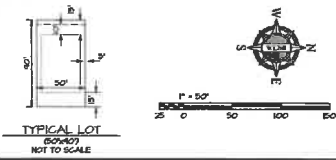
PLAT NO.: 37449

SHEET: 7

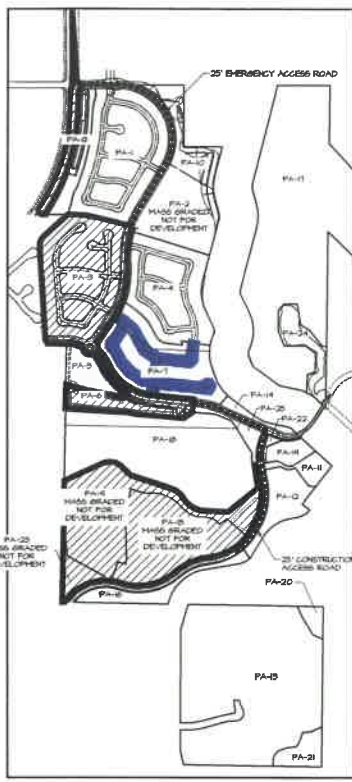
OF: 8

DATE: 1/17/17

BY: W.D.

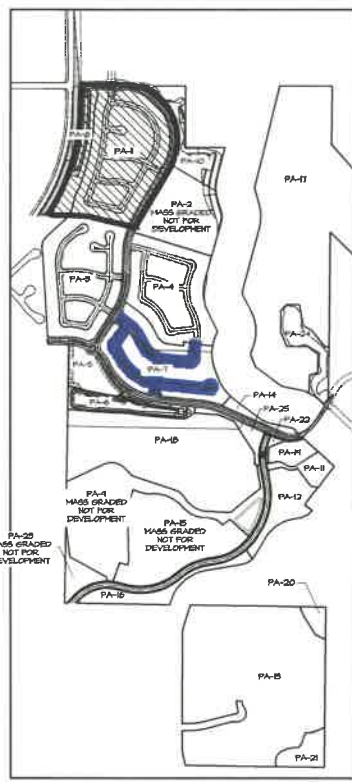


C:\3031717-0208\COMMENTS\TENTATIVE\37-449-TL1000.DWG 6/17/2016 15:00:10



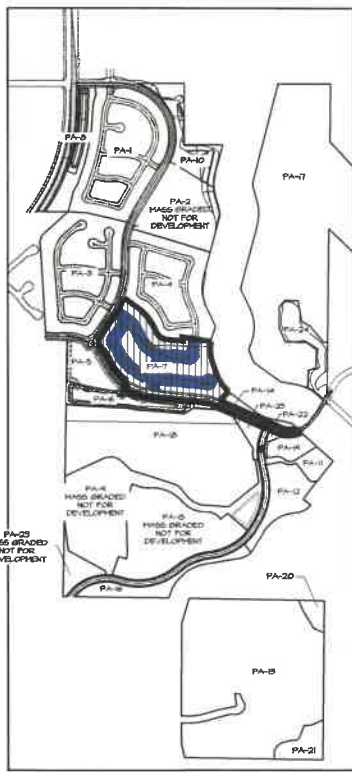
PHASE 1
1"=500'

PHASE 1
 CONSTRUCT BELLE TERRE PARKWAY STREET IMPROVEMENTS AND ALL UNDERGROUND UTILITIES UP TO PA-9 NORTHERLY BOUNDARY.
 CONSTRUCT 20' EMERGENCY ACCESS ONLY ON BELLE TERRE PARKWAY FROM PA-9 NORTHERLY BOUNDARY TO WASHINGTON STREET.
 CONSTRUCT FIELDS DRIVE STREET IMPROVEMENTS AND ALL UNDERGROUND UTILITIES UP TO PA-6 EASTERLY BOUNDARY.
 CONSTRUCT 20' CONSTRUCTION ACCESS ONLY ON FIELDS DRIVE FROM PA-6 EASTERLY BOUNDARY TO AUTUMN GLEN CIRCLE.
 CONSTRUCT 20' CONSTRUCTION ACCESS ONLY ON AUTUMN GLEN CIRCLE FROM FIELDS DRIVE TO MASS GRADED PA-4, PA-5, & PA-25.
 CONSTRUCT HALF HIRTH STREET IMPROVEMENTS AND ALL UNDERGROUND UTILITIES ON WASHINGTON STREET.
 CONSTRUCT PA-8 STREET IMPROVEMENTS, UNDERGROUND UTILITIES, ROUGH GRADING AND SOUTHERN WATER QUALITY BASIN ON PA-8.



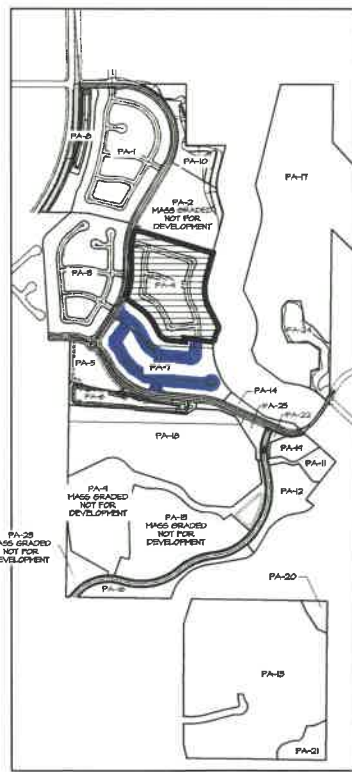
PHASE 2
1"=500'

PHASE 2
 PHASE 1 IMPROVEMENTS PLUS:
 CONSTRUCT BELLE TERRE PARKWAY STREET IMPROVEMENTS AND ALL UTILITIES UNDERGROUND FROM PA-9 NORTHERLY BOUNDARY TO WASHINGTON STREET.
 CONSTRUCT PA-4 STREET IMPROVEMENTS, UNDERGROUND UTILITIES, ROUGH GRADING AND NORTHERN WATER QUALITY BASIN ON PA-4.



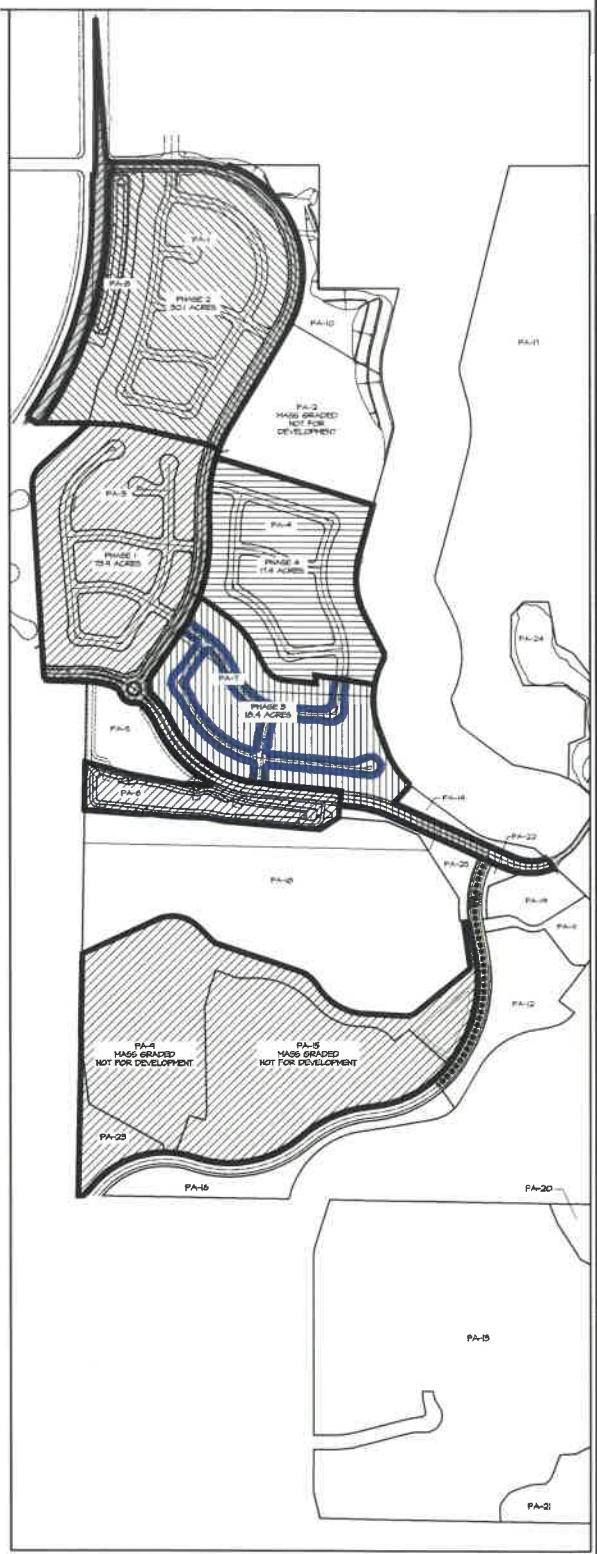
PHASE 3
1"=500'

PHASE 3
 PHASE 1 AND 2 IMPROVEMENTS PLUS:
 CONSTRUCT FIELDS DRIVE STREET IMPROVEMENTS AND ALL UNDERGROUND UTILITIES FROM PA-6 EASTERLY BOUNDARY TO EASTERLY PROJECT BOUNDARY.
 CONSTRUCT PA-7 STREET IMPROVEMENTS, UNDERGROUND UTILITIES AND ROUGH GRADING.



PHASE 4
1"=500'

PHASE 4
 PHASE 1, 2, AND 3 IMPROVEMENTS PLUS:
 CONSTRUCT PA-4 STREET IMPROVEMENTS, UNDERGROUND UTILITIES, AND ROUGH GRADING.

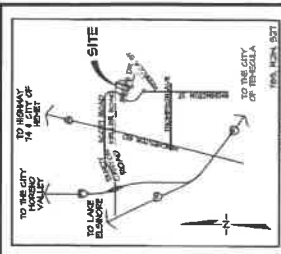


PHASE EXHIBIT
1"=250'

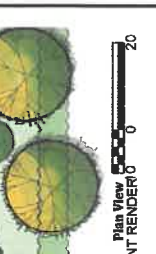
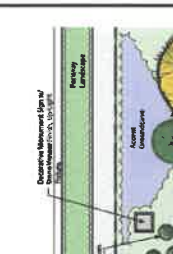
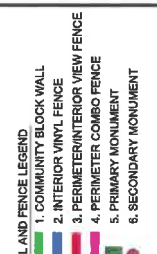


REVISIONS		DATE BY
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 37449		
PARCELS 1 THROUGH 8 AND LOTS A THROUGH I AND M OF PARCEL MAP NO. 76293, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 244, PAGES 17 THROUGH 28 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY REGISTER OF SAID COUNTY.		
DATE: 8/11/10	BY: [Signature]	SHEET: 8
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 8/11/10
DRAWN BY: [Signature]	SCALE: AS SHOWN	PROJECT NO.: 1007-100-1070
DATE: 8/11/10	BY: [Signature]	PROJECT NO.: 1007-100-1070
DATE: 8/11/10	BY: [Signature]	PROJECT NO.: 1007-100-1070

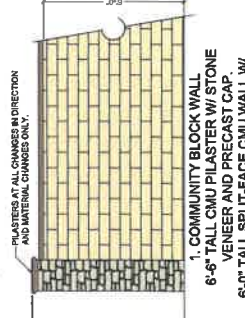
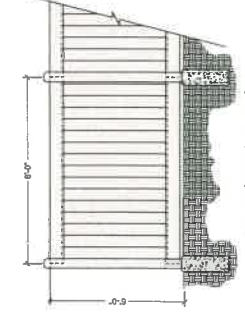
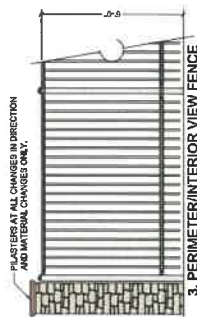
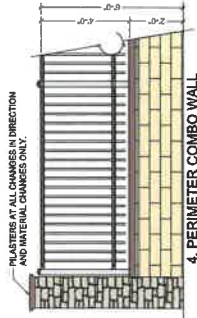
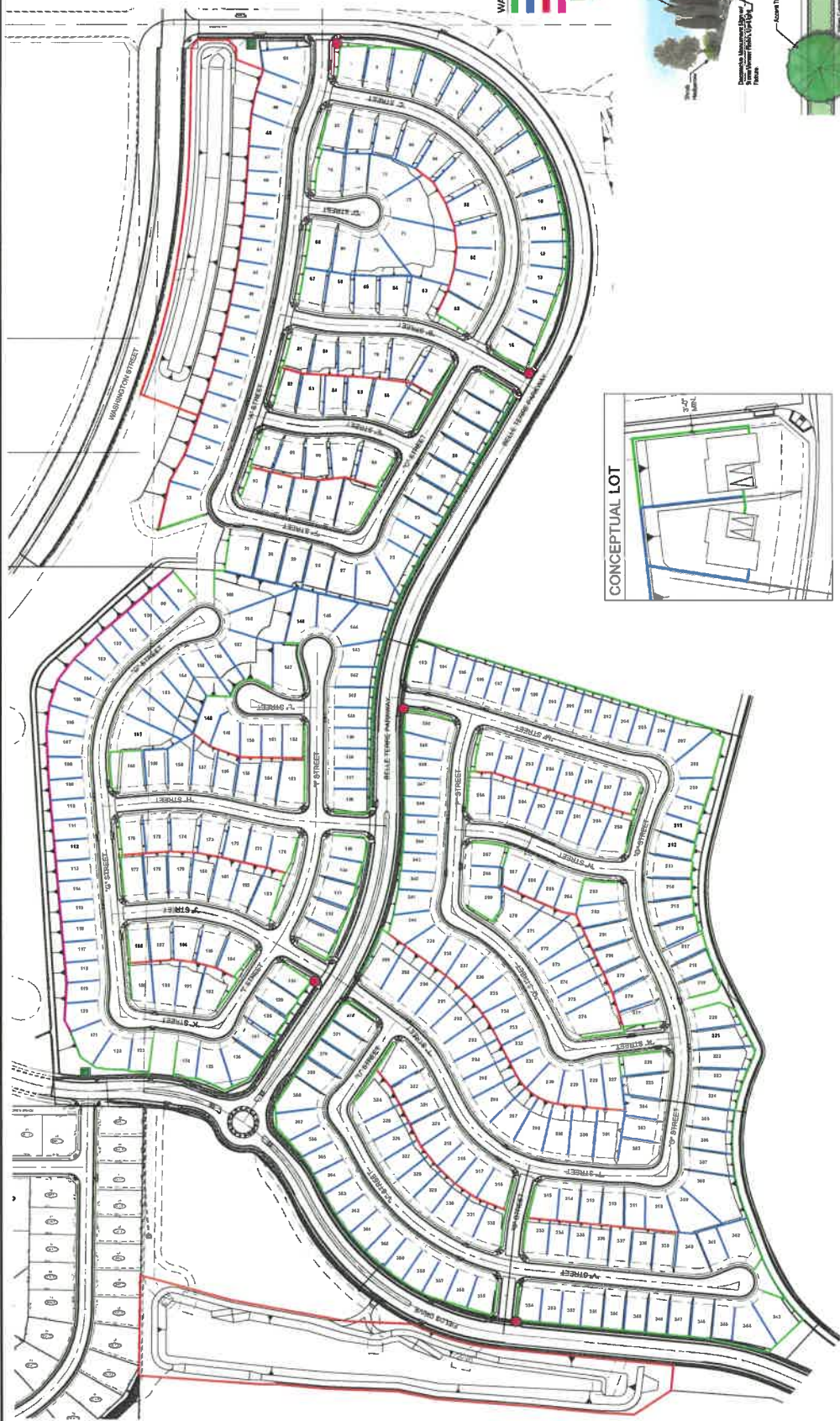
SCALE: 1"=500' (PHASES 1-4) 1"=250' (PHASE EXHIBIT) 8/27/2010 11:08:34 AM



NOTE:
All walls will be placed on right of way. There is a minimum of 2' clearance between back of sidewalk and right of way. All walls separating into neighboring lots will have landscape in front of wall and trees growing on walls.



5. PRIMARY MONUMENT RENDERING



BELLE TERRE TR37449 - CONCEPTUAL LANDSCAPE PLANS



310 NORTH JOY STREET | CORONA, CA 92879
T: 951.237.1124 | F: 951.237.6551

CONCEPTUAL WALL AND FENCE PLAN
PREPARED FOR REGENT PROPERTIES
11895 SAN MICHRE BLVD, SUITE 200 LOS ANGELES, CALIFORNIA 90044
APR 10, 2019



- TREES SCHEDULE**
- CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS
 - OLEA EUROPAEA / SWAN HILL OLIVE
 - LAGOSTRODIA INDICA / WATERMELON RED / WATERMELON RED GRAPE MYRTLE
 - QUERCUS CHRYSOBOLIS / CANTON OLE OAK
 - ELAEAGNUS PARVIFLORA / AUSTRALIAN WILLOW
 - LEUCADENDRON LAURIFOLIUM / CALIFORNIA SYCAMORE
 - FRAXINUS EUROPAEA / FREEMANTLE COTTONWOOD
 - PLATANUS SP. / PLATANUS
 - TRISTANIA CONFERTA / FRISBANE BOX
 - GELEERA PARVIFLORA / AUSTRALIAN WILLOW
 - LAGOSTRODIA INDICA / WATERMELON RED / WATERMELON RED GRAPE MYRTLE
 - PODOCARPUS CRAGLII / FERRELLI
 - LEUCADENDRON LAURIFOLIUM / CALIFORNIA SYCAMORE
 - X CHITALPA TASMANENSIS / CHITALPA

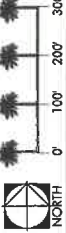
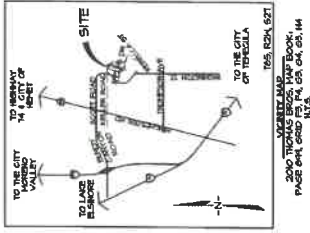
- TREES SCHEDULE**
- ADONIS REDOLENS / LONSDY / BANK CATALPA
 - BACCHARIS SALICIFOLIA / STONY BEEP WILLOW
 - CALLISTEMON VARIANS / LITTLE JOHN / DWARF WEEPING BOTTLEBRUSH
 - CAREX TUMALOCOLA / BERKELEY CEDAR
 - DALIA GREGGII / TRAVELER'S MIMOSA
 - DITTESA VERTICATA / AFRICAN IRIS
 - ELAEAGNUS PARVIFLORA / AUSTRALIAN WILLOW
 - EREMOPHILA OLIVARIA / WINDSOR WILD / EAU BRUSH
 - HELOTROPISUM ASPERIFOLIUM / BLUE OAK GRASS
 - JUNIPERUS CONFERTA / SHORE JUNIPER
 - JUNIPERUS SABINA / BUFFALO JUNIPER
 - LEPYNUS TRICHOCERIS / WILD RYE
 - LEUCADENDRON LAURIFOLIUM / CALIFORNIA SYCAMORE
 - PENNETUM SETACEUM / PARKIE PONDIA / W GRASS
 - RAVENSBRIDIA SP. / WINDSOR WILD
 - ROSA X 'FLOWER CARPET PINK' / ROSE
 - ACCOMMODATUS / TRAVELER'S MIMOSA
 - SAUVA GREGGII / AUTUMN SAUCE
 - SALVA LEUCODONTA / MEXICAN BUSH SAGE



MAINTENANCE EXHIBIT - NOT TO SCALE

IRRIGATION DESIGN STATEMENT
 A permanent automatic, weathered, watering irrigation system shall be installed in all areas to provide water to the plants. The design of the irrigation system shall include uniform distribution of water to all plants. The irrigation system shall be designed in accordance with the City of Corona's standards and regulations for irrigation systems. The irrigation system shall be designed in accordance with the City of Corona's standards and regulations for irrigation systems.

LANDSCAPE CONCEPT
 This landscape concept is based on the City of Corona's standards and regulations for irrigation systems. The landscape concept is based on the City of Corona's standards and regulations for irrigation systems. The landscape concept is based on the City of Corona's standards and regulations for irrigation systems.



BELLE TERRE TR37449 - CONCEPTUAL LANDSCAPE PLANS



310 NORTH JOY STREET | CORONA, CA 92879
 T: 951.237.1124 | F: 951.237.6551

OVERALL CONCEPTUAL LANDSCAPE PLAN
 PREPARED FOR REGENT PROPERTIES

11995 SAN VICENTE BLVD., SUITE 200
 LOS ANGELES, CALIFORNIA, 90049
 PH: 310.864.9500
 January 10, 2019



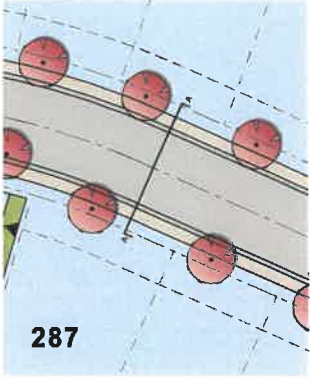
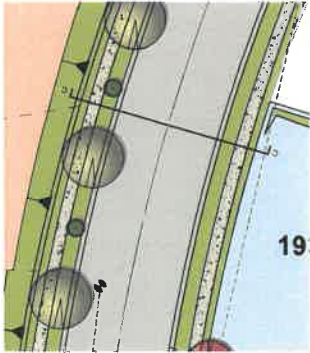
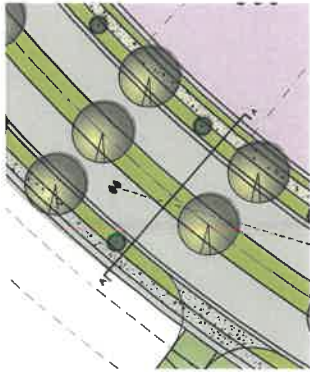
MODIFIED COLLECTOR



COLLECTOR



FUTURE LOCAL STREET
SIDEWALK AND DC TRAIL

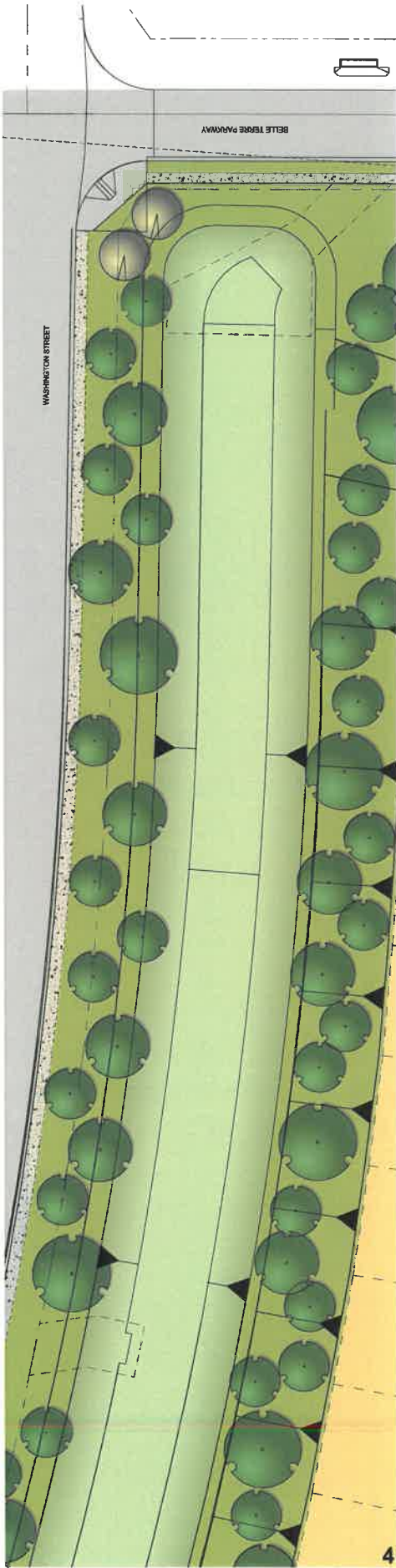


BASIN PLANTING LEGEND:
BASIN TOP / SLOPES:
 BACCHARIS PULCHERRA | PINKY POINT | DWARF LOTUS | BUSH
 BACCHARIS PULCHERRA | PINKY POINT | DWARF LOTUS | BUSH
 PANDUS SPINOSA | SAN DIEGO SEDGE
 PANDUS SPINOSA | SAN DIEGO SEDGE
 OLIGONEURUS | AUSTRALIAN WILLOW
 PLATANUS | GERMAN PINE
 PLATANUS | GERMAN PINE | WESTERN SYCAMORE

PLANT FACTOR - HEIGHT/WIDTH
 LOW (0.2) H: 2' W: 8'
 HIGH (0.7) H: 6' W: 6'
 MEDIUM (0.5) H: 4' W: 4'
 LOW (0.2) H: 3' W: 3'
 MEDIUM (0.5) H: 4' W: 3'

BASIN BOTTOM:
 BACCHARIS PULCHERRA | PINKY POINT | DWARF LOTUS | BUSH
 BACCHARIS PULCHERRA | PINKY POINT | DWARF LOTUS | BUSH

PLANT FACTOR - HEIGHT/WIDTH
 LOW (0.2) H: 2' W: 8'
 HIGH (0.7) H: 6' W: 6'
 MEDIUM (0.5) H: 4' W: 4'
 LOW (0.2) H: 3' W: 3'
 MEDIUM (0.5) H: 4' W: 3'

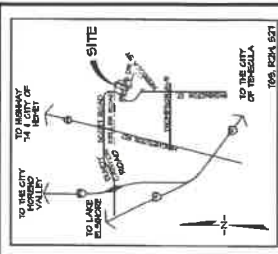


BELLE TERRE TR37449 - CONCEPTUAL LANDSCAPE PLANS



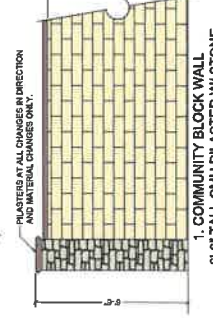
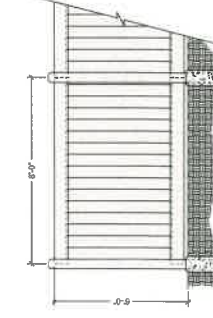
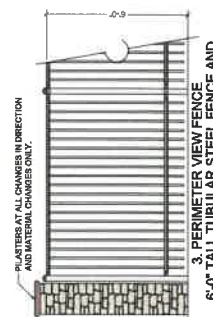
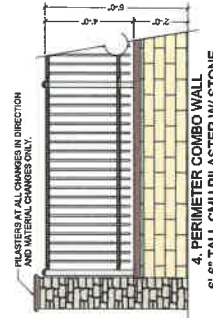
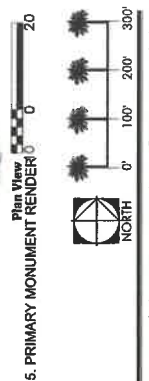
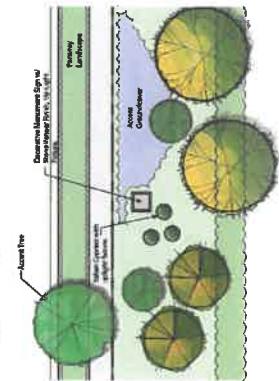
310 NORTH JOY STREET | CORONA, CA 92679
 T: 951.297.1124 | F: 951.297.6551

STREET AND BASIN ENLARGEMENTS
 PREPARED FOR REGENT PROPERTIES
 11990 SAN VICENTE BLVD., SUITE 200 LOS ANGELES, CALIFORNIA 90049
 January 20, 2019



NOTE:
Items will be placed on 1/8" of 1/4". There is a minimum of 1/8" between back of sidewalk and light of every type. All walls adjacent to sidewalk are to be placed back of front of street back to back with growing on the lot.

- WALL AND FENCE LEGEND**
- 1. COMMUNITY BLOCK WALL
 - 2. INTERIOR VINYL FENCE
 - 3. PERIMETER VIEW FENCE
 - 4. PERIMETER COMBO FENCE
 - 5. PRIMARY MONUMENT
 - 6. SECONDARY MONUMENT



CONCEPTUAL WALL AND FENCE PLAN
PREPARED FOR REGENT PROPERTIES

11700 SAN VICENTE BLVD, SUITE 210
LOS ANGELES, CALIFORNIA 90049
January 30, 2019

BELLE TERRE TR37449 - CONCEPTUAL LANDSCAPE PLANS

bmla
LANDSCAPE ARCHITECTURE
310 NORTH HOY STREET | CORONA, CA 92639
T: 951.737.1124 | F: 951.737.6551

**ENVIRONMENTAL IMPACT REPORT No. 531,
ADDENDUM No. 1
for
Tentative Tract Map No. 37449,
Belle Terre Specific Plan No. 382 -
Substantial Conformance No. 1, and
Change of Zone No. 1800020**



Lead Agency:

**County of Riverside
Planning Department**
4800 Lemon Street, 12th Floor
Riverside, California 92502



Prepared by:

Albert A. WEBB Associates
3788 McCray Street
Riverside, California 92506

DATE: October 15, 2019

INTRODUCTION TO ENVIRONMENTAL IMPACT REPORT No. 531, ADDENDUM No. 1

On December 9, 2014, the Riverside County Board of Supervisors approved Belle Terre Specific Plan No. 382 (SP382) and certified Environmental Impact Report No. 531 (SCH# 2012111070), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 to 65457. SP382 included land uses which allowed for development of up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units per acre, as well as recreational areas, open spaces, streets and other infrastructure (SP382, p. III-1). In conjunction with its approval of the SP382, the County of Riverside (County) complied with the California Environmental Quality Act ("CEQA") by preparing and certifying Environmental Impact Report No. 531 (EIR531).

Under the *State CEQA Guidelines*, Section 15162, if an Environmental Impact Report (EIR) has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources Code 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

- Substantial changes are proposed in the project that will require major revisions of the EIR;
- Substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR; or
- New information of substantial importance to the project that was not known and could not have been known at the time the EIR was certified as complete, becomes available.

The *State CEQA Guidelines* further clarify these criteria by providing that further environmental review is required only if proposed changes to the project will require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (14 CCR 15162). Therefore, once an EIR has been approved, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - 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 measure or alternative; or

- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR 15162).

In processing Tentative Tract Map No. 37449 (TTM37449), Specific Plan No. 382, Substantial Conformance No. 1 (SP382S1), and Change of Zone No. 180020 (CZ) in conformity with CEQA, the attached Environmental Assessment (EA) was conducted to determine if the changes proposed by the Project, will trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of EIR531. The EA therefore classifies impacts in one of four ways:

Potentially Significant New Impact

This category is utilized for any potentially significant new impact that was not analyzed in EIR531.

Less than Significant New Impact with Mitigation Incorporated

This category is utilized for any new impacts which were not analyzed or found less than significant in EIR531, but are nonetheless found to be less than significant with mitigation incorporated.

This category is also utilized to identify impacts which are equal to or less than the impacts found and analyzed EIR531, that require revised or eliminated mitigation measures that are specific to the proposed Project.

Less than Significant New Impact

This category is utilized for any new impacts which were not analyzed or found in EIR531, but which are nonetheless less than significant.

No New Impact

This category is utilized for impacts which are equal to or less than the impacts found and analyzed in EIR531.

The result of the EA is that the environmental impacts of the proposed Project, as modified by TTM37449 and the planning area (PA) boundary and land use modifications in SP382S1, do not require substantial changes to EIR531, will not create any form of significant environmental impacts which were not previously analyzed in EIR531, nor will the impacts of the modified project be more severe than those already analyzed in the EIR531. Given that fact, the Riverside County Planning Department, serving as the CEQA lead agency, determined that an Addendum to EIR531 is the proper form of environmental review for TTM37449 based on the following facts:

- No changes to the overall SP382 Planning Area boundary are being proposed. As a result, the environmental impacts to natural land resources that are associated with the physical boundary of the Project have already been analyzed. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and mineral resources would be no greater than the effects that were previously analyzed.
- As demonstrated in detail in Section V. Environmental Issues Assessment of this document, the proposed Project would not require major revisions to the previously-certified EIR531 because the proposed Project would neither result in any new significant impacts to the physical environment that were not already disclosed in the EIR531 nor result in substantial increases in the severity of the environmental impacts previously disclosed in the EIR531.
- Although the proposed Project would include residential uses, the number of residential homes as part of this Addendum will be substantially less (from 1,282 homes to 856 homes within overall SP boundary and 372 lots as part of TTM37449) than the number of residential homes previously analyzed in the EIR531. As such, the proposed Project was accounted for in the

aggregate unit count that was used to prepare the Water Supply Assessment for EIR531. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.

- No land uses are being proposed that will increase the intensity of the site, the potential impacts to air quality are no worse than those previously analyzed.
- The proposed Project will not result in an increase to the number of trips per day than those estimated in EIR531.
- The proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously.
- Subsequent to the certification of EIR531, no new information of substantial importance has become available which was not known or could not have been known at the time EIR531 was prepared.
- Mitigation measures identified in EIR531 remain appropriate and feasible for the proposed Project.

This Introduction, the checklist below, and the mitigation monitoring and reporting program collectively make up the Environmental Impact Report No. 531, Addendum No. 1 (EIR531-A1), applicable to TTM37449, SP00382S01, and CZ1800020, referred to from this point on as the proposed "Project."

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ180016

Project Case Type (s) and Number(s): Tentative Tract Map No. 37449 TTM37449, Specific Plan No. 382, Substantial Conformance No. 1 (SP00382S01), and Change of Zone No. 1800020 (CZ1800020)

Lead Agency Name: Riverside County Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92502-1409

Contact Person: Russell Brady, Project Planner

Telephone Number: (951) 955-3025

Applicant's Name: Regent French Valley, Contact: Jeff Dinkin

Applicant's Address: 11990 San Vicente Blvd, Suite 200 Los Angeles, CA 90049

I. PROJECT INFORMATION

Project Background:

Since the approval of SP382 and certification of EIR531, the County has requested modification to SP382 to bring the specific plan land use plan consistent with the Valley-Wide Recreation and Park District (Valley-Wide) requirements for park programming. As a result, revisions to the land use plan for SP382 for Valley-Wide park requirements are being processed through Substantial Conformance No. 1 to SP382, Case No. SP00382S01 (SP382S1) along with a Change of Zone, Case No. CZ1800020 (CZ) to ensure consistency with Valley-Wide and the revised land use plan and SP382 zoning ordinance. TTM37449 is an implementing residential development within the boundaries of SP382. As such, EIR531-A1, analyzes the impacts of the proposed TTM37449, SP382S1 and CZ.

Project Description:

Belle Terre Specific Plan No. 382, Substantial Conformance No. 1

SP382S1 consists of approximately 344 acres located in the French Valley Area of Riverside County as reflected in **Figure 1 – Regional Map** and is located west of Washington Street and south of Keller Road as depicted in **Figure 2 – Aerial Boundary**. SP382S1 has merged and refined planning area boundaries to allow for additional park acreage to meet Valley-Wide Park requirements. Changes proposed as part of SP382S1 are identified in **Table A, Belle Terre Land Use Comparison** and **Figure 3 – Land Use Plan**, below.

The updated land use plan has merged planning areas (PA-10 and PA-11) into one Medium High Density Residential Planning Area (new PA-28); removed the low density residential planning area (previously PA-14) and replaced it with a combination of Medium Density Residential (new PA-13), a large open space area (new PA-14); removed a portion of the linear park and trail due to the steep grades (previously PA-8) and merged into the adjacent planning area (new PA-9 and PA-28) and changed the Planning Area number for the remaining acreage to PA-25; changed PA-12 from Medium High Density Residential to Open Space-Recreational (to be maintained by Valley-Wide); split PA-15 into two planning areas (new PA-15 and new PA-27) to provide two separate areas for a detention basin and a park; identifies a segment of Fields Drive (east of the intersection of Fields Drive and proposed Autumn Glenn Circle, formerly "South Street") as a local street; adds a roundabout at Fields Drive and Belle Terre Parkway (formerly "North Street"); removes Rebecca Street (east of new PA-11, PA-12, PA-16, and PA-19) as a connection between the northern and southern planning areas and instead provides connection via a canal crossing to provide a direct link to minimize secondary traffic east of the canal;

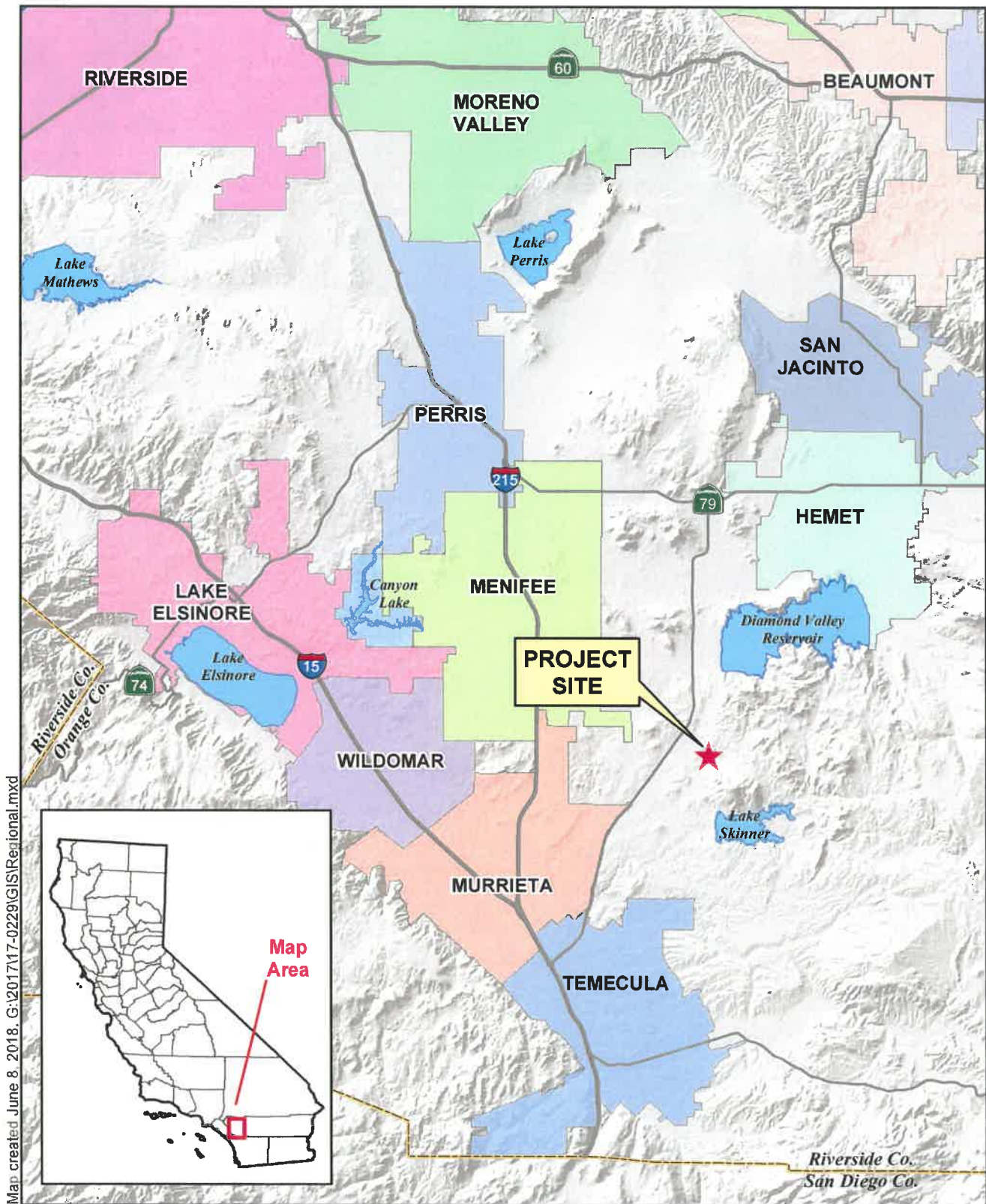
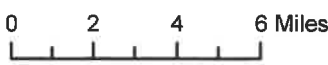
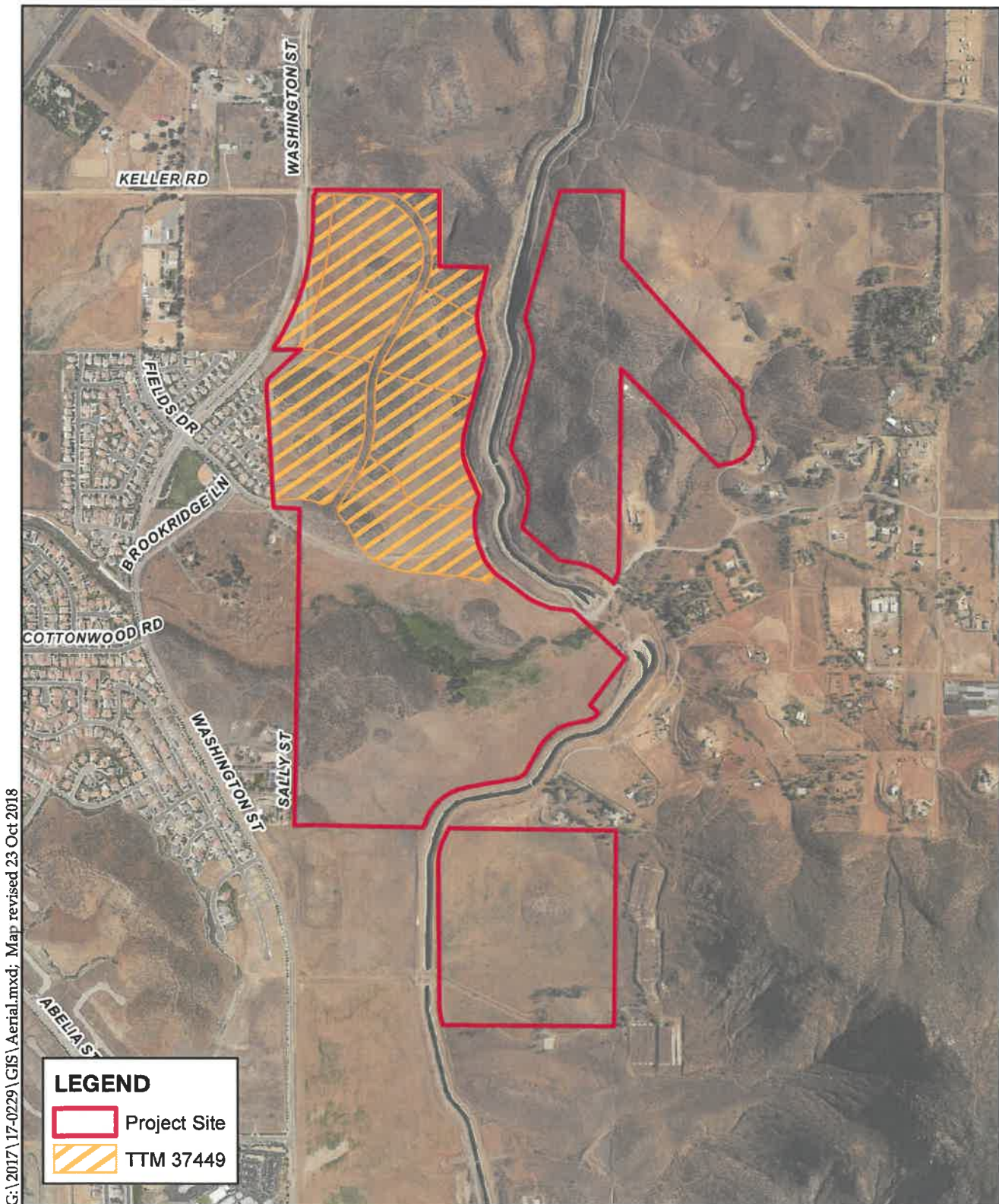


Figure 1 – Regional Map

Belle Terre





G:\2017\17-0229\GIS\Aerial.mxd; Map revised 23 Oct 2018

Sources: Riverside Co. GIS, 2018;
USDA NAIP, 2016.

Figure 2 - Aerial Map
Belle Terre






Table A, Belle Terre Land Use Comparison

Planning Area	APPROVED SPECIFIC PLAN					SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1						
	Land Use Designation	Density Range (DU/AC) ¹	Average Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	NEW Planning Area Number	NEW Land Use Designation	NEW Density Range (DU/AC)	NEW Average Density (DU/AC)	NEW Gross Area (Acres)	NEW Maximum Dwelling Units	
PA-1	MHDR	5.0-8.0	7.95	32.8	251	PA-1	MDR	2.0-5.0	4.4	21.8	97	
PA-2	HDR	8.0-14.0	14	14.0	196	PA-2	HDR	8.0-14.0	13.9	11.7	163	
PA-3	MHDR	5.0-8.0	8	14.0	112	PA-3	MDR	2.0-5.0	4.6	20.8	95	
PA-4	MHDR	5.0-8.0	8	14.5	116	PA-4	MHDR	5.0-8.0	5.5	17.4	95	
PA-5	OS-R	-	2.7	2.7		PA-5	OS-R		4.0			
PA-6	MHDR	5.0-8.0	8	6.3	50	PA-6	OS-C		4.9			
PA-7	MHDR	5.0-8.0	8	13.7	110	PA-7	MHDR	5.0-8.0	5.2	16.5	85	
PA-8	OS-R		9.5	9.5		PA-25	OS-R		1.6			
PA-9	MHDR	5.0-8.0	8	7.7	62	PA-9	MHDR	5.0-8.0	7.2	19.6	142	
PA-10	MHDR	5.0-8.0	7.95	23.4	186	PA-28	MHDR	5.0-8.0	5.7	17.4	99	
PA-11	MHDR	5.0-8.0	8	3.5	28							
PA-12	MHDR	5.0-8.0	8	5.2	42	PA-12	OS-R		5.6			
PA-13	MHDR	2.0-5.0	5	16.6	83	PA-13	MDR	2.0-5.0	4.3	18.8	80	
PA-14	LDR	0.5-2.0	1.95	19.2	37	PA-14	OS-C		15.3			
PA-15	OS-R/B	-	10.5	10.5		PA-15	OS-C		8.9			
PA-16A	OS-C	-	2.7	2.7		PA-8	OS-C		4.8			
PA-16B	OS-C	-	5.6	5.6		PA-10	OS-R		5.0			
PA-16C	OS-C	-	1.8	1.8								
PA-16D	OS-C	-	2.4	2.4		PA-11	OS-C		2.2			
PA-16E	OS-C	-	4.8	4.8		PA-16	OS-C		4.0			
PA-16F	OS-C	-	4.2	4.2		PA-24	OS-C		4.7			
PA-17	OS-CH	-	69.0	69.0		PA-17	OS-CH		67.7			
PA-18	OS-CH	-	31.6	31.6		PA-18	OS-CH		32.5			
PA-19	OS-CH	-	1.8	1.8		PA-19	OS-CH		2.2			
PA-20	OS-CH	-	1.3	1.3		PA-20	OS-CH		1.3			
PA-21	OS-CH	-	2.9	2.9		PA-21	OS-CH		3.2			
						PA-22	OS-C		0.4			
						PA-23	OS-C		2.5			
						PA-26	OS-C		1.2			
						PA-27	OS-R		6.4			
Streets	-	-		20.6		Streets	ROW		20.4			
Total			342.3	1,282		Total		Total	344		856	






- Notes:
 1. DU/AC = Dwelling Units per Acre
 2. **FONT** = Denotes a change



BELLE TERRE

-  Project Boundary
-  Planning Areas
-  Not a Part

LEGEND

-  MEDIUM DENSITY RESIDENTIAL (MDR)
-  MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
-  OPEN SPACE-CONSERVATION-(OS-C)
-  OPEN SPACE-CONSERVATION HABITAT (OS-CH)
-  OPEN SPACE-RECREATION (OS-R)

DWELLING UNITS
856 TOTAL DWELLING UNITS

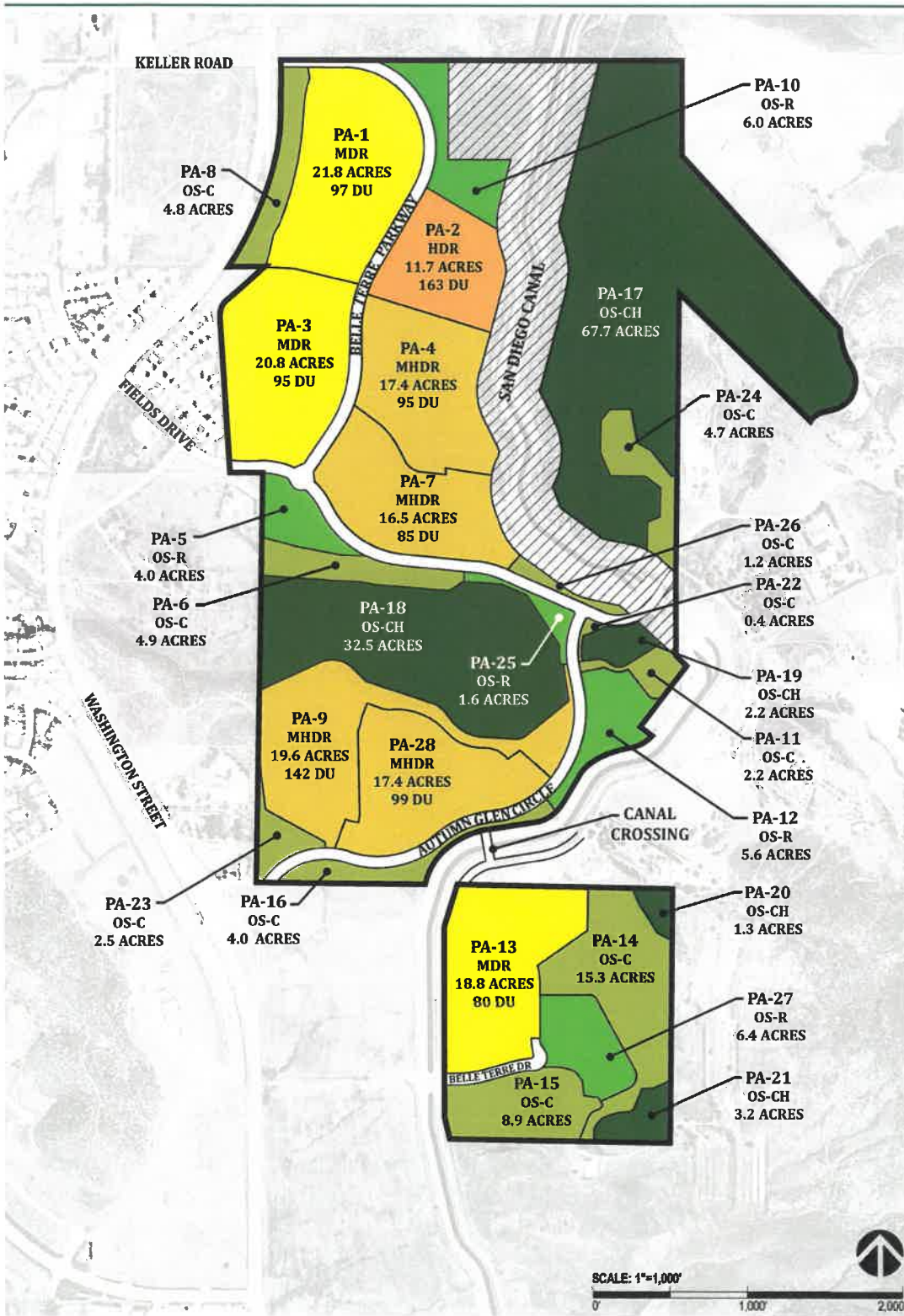


Figure 3 Land Use Plan

changes Belle Terre Drive to a Collector; and includes approximately 16 acres of parks (new PA-5, PA-12, and PA-27) to be maintained by Valley-Wide as well as approximately 8 acres of Community Parks (new PA-10 and PA-25) that may include dog park/run, recreational center, community garden, farmhouse, and/or farmhouse associated uses.

The revised plan provides for twenty eight planning areas (PA). Eight of the twenty eight planning areas are planned for residential development with planned residential density ranges for medium density (2.0-5.0 du/ac¹), medium-high density (5.0-8.0 du/ac), and high density (8.0-14.0 du/ac). These eight planning areas include up to 856 homes to be developed across 144 acres, five active parks on approximately 24 acres, and approximately 23 acres of open space for detention basins. The revised plan will continue to provide the required 106.85 acres of land to remain undeveloped for habitat conservations purposes.

Change of Zone

The Change of Zone proposes changes to the SP382 Zoning Ordinance text to in accordance with changes identified in **Table A**, above, as well as development standards to ensure both CZ and SP382S1 comply with one another.

Tentative Tract Map 37449

Tentative Tract Map No. 37449 (TTM37449), reflected in **Figure 4 – Tentative Tract Map No. 37449**, below, includes existing parcels totaling approximately 270 acres; a portion of the approximately 344 acre Belle Terre Specific Plan.

TTM 37449 proposes to subdivide approximately 76.5 acres for residential development. Approximately 53.9 acres will consist of 372 lots for residential development (192 Medium Density Residential (MDR) lots for development in Planning Areas 1 and 3 and 180 Medium High Density Residential (MHDR) lots for development within PA 4 and 7. Approximately 4.2 acres will be developed as open space and approximately 18.4 acres will be developed as roadway improvements.

Approximately 9.8 acres within Planning Areas 6 and 8 is proposed to develop as water quality basins to serve the proposed 372 lots.

Approximately 51.2 acres includes construction of a 25 foot construction access road and mass grading of Planning Areas 2, 9, 15 and 23. These Planning Areas will be mass graded but no development is proposed under this map at this time.

The remaining 132.6 acres is to create parcels consistent with the SP land use planning areas 5, 10, 11, 12, 14, 16, 17, 18, 19, 22, 24, and 25 as the existing lot lines do not currently match the proposed land use plan. However, no improvements or impacts are proposed for these areas at this time.

The area proposed for residential development is proposed to be constructed in three phases across the approximately 76.5 acres as follows:

- Phase 1 – Construct 97 single family detached homes
- Phase 2 – Construct 95 single family detached homes
- Phase 3 – Construct 180 single family detached homes

¹ du/ac = dwelling units per acre

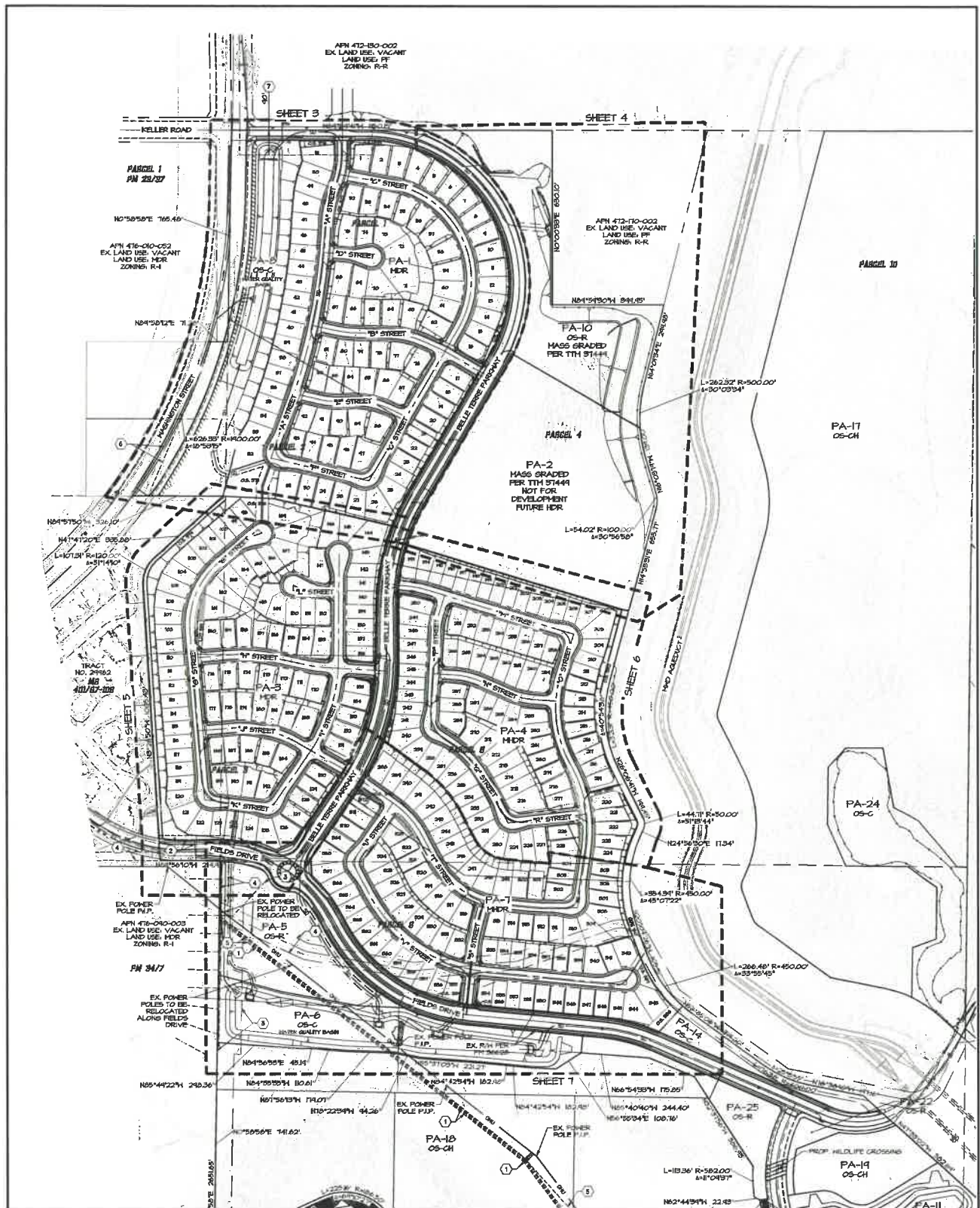


Figure 4 - TTM 37449

Belle Terre



Storm Drain

An underground storm drain system is proposed to convey the flows from catch basins to proposed on-site infiltration basin or bio-retention facility, or to existing storm drain systems located downstream of TTM37449 to the west, existing storm drain Line A (Fields Drive Storm Drain), or Storm Drain Line F crossing Washington Street approximately 700 feet south of Keller Road.

Water

Water service will be provided by Eastern Municipal Water District (EMWD) and is currently conveyed from the Pat Road Booster Station and a 48 inch diameter transmission main in Leon Road primarily through an 18 inch transmission main along Ruft Road and Abelia Street to the eastern border of the 1627 pressure zone, where the Belle Terre community is located. The nearest storage tank for the 1627 pressure zone is the Menifee Village Tank located about 7 miles northwest of the Belle Terre site with a storage volume of 5 million gallons. The Pat Road Booster Station, located on the southern border of the 1627 pressure zone, is the nearest source of supply to Belle Terre community and the French Valley area. Facilities are proposed to accommodate the demands of the Belle Terre community and improve the hydraulic performance of the existing water facilities in the neighboring French Valley area. The following facilities are proposed as part of TTM37449:

- 18 inch diameter along Fields Drive between Washington St. and proposed water tank in Planning Area 24 of SP382S1 (±5,600 feet).
- 12 inch diameter pipeline along Belle Terre Parkway and Washington Street from the end of the existing 12 inch diameter pipeline in Washington Street to Fields Drive (±5,100 ft)
- 8 inch diameter pipelines within tract streets for TTM37499

Sewer

EMWD will provide sewer service to the site. Currently, there are no existing sewer gravity pipelines larger than 12 inch diameter adjacent to the project site. The nearest trunk sewer pipeline (18 inch diameter) is located near the intersection of Winchester Road and Abelia Street, approximately 4,300 linear feet (lf) westerly from the west boundary of the site. Between the 18 inch diameter trunk sewer pipeline and the proposed project site, lies an existing single family residential development with local streets and no major or arterial road right-of-way consistent with a future trunk sewer main. There is one potential sewer connection point at the intersection of Summer Sweet Drive and Washington Street. The remaining capacity in the existing system between the connection point and Abelia Street sewer, however, will only be enough for 444 dwelling units and is anticipated to be reduced to 360 dwelling due to future development of neighboring tract maps 33423 and TR 33423-1. These projects are expected to be constructed and connect to the existing system first. However, another possible connection point is to the existing 24 inch diameter sewer pipeline located at the intersection of Pourroy Road and Benton Road, approximately 16,900 lf southwesterly of the project site.

At final build-out of the entire Belle Terre community, 0.76 cubic feet per second (cfs) peak flow will be generated. However, an interim connection will be made to the existing 8 inch diameter line recently installed by tract 33423-1 in Washington Street to handle flows from the proposed Project while the French Valley Channel sewer is constructed. Further, a system of 10 inch and 12 inch diameter off-site pipes will be required.

EMWD has confirmed the existing 18 inch sewer pipeline in Abelia Street has capacity to handle this additional flow generated by the overall Belle Terre community. Sewage generated in from the proposed Project will flow in 8 inch and 10 inch lines to the western project boundary in Fields Drive. Flows will then follow existing public right-of-ways in proposed 10 inch and 12 inch lines as they flow west to Washington Street. The flows will then join flows from tract 33423-1 and head south to the French Valley Channel. The flows will then be directed west using a 12 inch line in a 30 foot wide access road right-of-way along the north boundary of the channel to reach the connection point in Abelia Street.

Grading

The remaining 188.75 acres reflected on TTM37449 are reflected for the purposes of mass grading and identifying future development. It is anticipated that earthwork for the proposed Project will be balanced onsite and that TTM37449 will be mass graded in four phases.

Phase 1 grading will consist of the following improvements:

- Construction of Belle Terre Parkway street improvements and all underground utilities up to PA-3, northerly boundary (All Planning Areas are as identified in **Figure 3**, above).
- Construct a 25 foot emergency access only on Belle Terre Parkway from PA-3 northerly boundary to Washington Street.
- Construct Fields Drive street improvements and all underground utilities up to PA-6 easterly boundary.
- Construct a 25 foot construction access only on Fields Drive from PA-6 easterly boundary to Autumn Glen Circle.
- Construct a 25 foot construction access only on Autumn Glen Circle from Fields Drive to mass graded PA-9, PA-23, and PA-28.
- Construct half width street improvements and all street improvements and all underground utilities on Washington Street.
- Construct PA-3 street improvements, underground utilities, rough grading and southern water quality basin on PA-6.

Phase 2 grading will consist of the following improvements:

- Construct Belle Terre Parkway street improvements and all utilities underground from PA-3 northerly boundary to Washington Street.
- Construct PA-1 street improvements, underground utilities, rough grading and Northern Water Quality Basin on PA-8.

Phase 3 grading will consist of the following improvements:

- Construct Fields Drive street improvements and all underground utilities from PA-6 easterly boundary to easterly project boundary.
- Construct PA-7 street improvements, underground utilities, and rough grading.

Phase 4 grading will consist of the following improvements:

- Construct PA-4 street improvements, underground utilities, and rough grading.

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

B. Total Project Area: Approximately 344 acres

Residential Acres: 76.5	Lots: 388	Units: 372	Projected No. of Residents: 2,540 ²
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: N/A
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: N/A
Other:			
<ul style="list-style-type: none"> ▪ 9.8 acres proposed to develop as water quality basins ▪ 51.2 acres proposed to be mass graded ▪ 206.5 acres to be left undeveloped and unimproved at this time 			

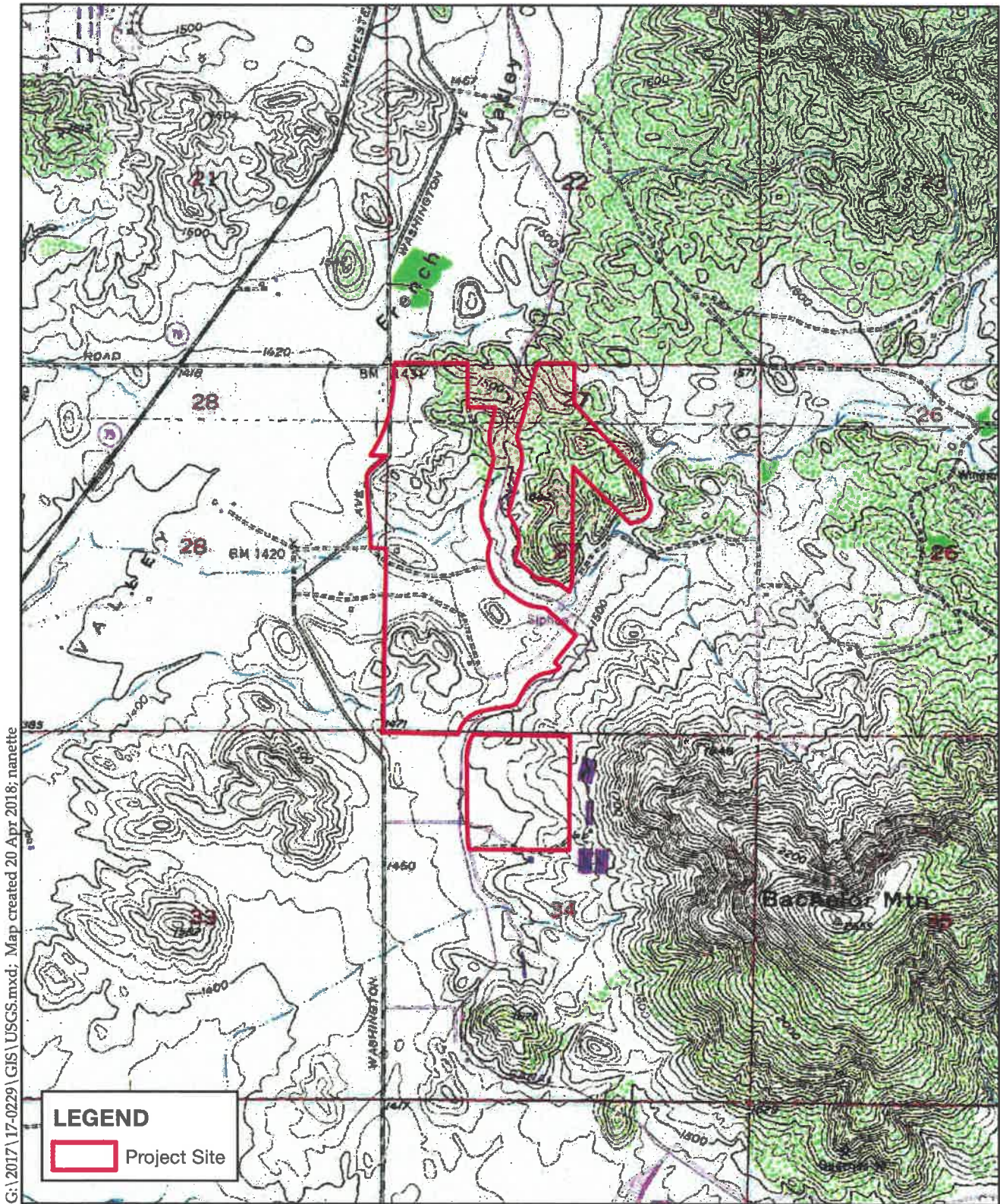
C. Assessor’s Parcel No(s):
 472-170-022, 472-170-023, 472-170-024, 472-170-025, 472-170-026, 472-180-033, 472-180-034, 472-180-035, and 472-180-036.

Street References: The proposed Project is located southeast of the intersection of Washington Street and Keller Road, within the French Valley area of unincorporated Riverside County, California as shown on.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 27, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian Map as shown on **Figure 5 - USGS Map.**

E. Brief description of the existing environmental setting of the Project site and its surroundings:
 The proposed Project site is relatively flat but contains some hilly terrain in the northeastern portion of the site that contains moderate to steep slopes with elevations ranging from 1,560 to 1,680 feet above mean sea level. The Project site is undeveloped and is comprised of vacant, undeveloped areas and lies within the Belle Terre Specific Plan No. 382. The Project site is surrounded by vacant land to the north and south; vacant land and scattered single-family residential to the east; and vacant land, scattered single family residential, residential housing tracts and Washington Park to the west (see **Figure 1** above).

² 372 Dwelling Units x 3.11 residents per dwelling unit per DEIR531



G:\2017\17-0229\GIS\USGS.mxd; Map created 20 Apr 2018; nanette

Sources: ESRI / USGS 7.5min Quad
 DRGs: BACHELOR/WINCHESTER

Figure 5 - USGS Map

Belle Terre



II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site's existing General Plan land use designations include the following: Community Development: Medium Density Residential (CD:MDR); Community Development: Medium High Density Residential (CD:MHDR); Community Development: High Density Residential (CD:HDR); Open Space: Open Space-Conservation Habitat (OS:OS-CH); Open Space: Open Space-Conservation (OS:OS-C); and Open Space: Open Space-Recreation (OS:OS-R). The Project is consistent with these land use designations. Therefore, the proposed Project will not conflict with any General Plan Land Use policies.
2. **Circulation:** No general plan circulation changes are proposed. No policies are applicable. Thus, the proposed Project will not conflict with any General Plan Circulation Element policies.
3. **Multipurpose Open Space:** The proposed Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed Project is located within the boundaries of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) but with implementation of mitigation measures identified in EIR531, will not conflict with the MSHCP. The proposed Project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed Project site is not located within a Fault Zone. The site is located in a subsidence zone and has a low to very low potential for liquefaction. Mitigation measures identified in EIR531 will reduce these impacts to less than significant. The Project site is not located within any airport master plan or influence area. The proposed Project is not located within a 100-year flood plain, dam inundation area or will cause flooding; the Project will be constructed to be consistent with the drainage plan and Water Quality Management Plan (WQMP). The proposed Project is located within High and Very High fire hazard areas and does propose future structures to be occupied by humans. However, the Project will be required to provide a fuel modification plan and the structures will be required to comply with all local and state regulations including the California Building Code to ensure the health and safety of future occupants.

There are no known hazardous waste sites in the area, and the Project consists of primarily residential land uses which are not associated with hazardous materials that would pose a significant risk to the environment. Potential hazardous materials might be used during construction, such as paints, adhesives, surface coatings, cleaning agents, fuels, and oils. The Project will comply with all applicable state and local laws concerning the handling, storage and disposal of hazardous wastes.
5. **Noise:** Noise from the proposed Project will be generated during construction, from future on-site activities, and from future Project specific traffic. During the lifetime of the Project, noise impacts to the Project site will be generated from vehicular-sourced noise from nearby roadways. EIR531 identified mitigation measures to reduce noise impacts to less than significant. With implementation of these mitigation measures, the Project will not conflict with any General Plan Noise Element policies.
6. **Housing:** Implementation of the proposed Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the proposed Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The proposed Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.

- 8. Healthy Communities:** The site is surrounded by vacant land and residential housing that is similar in nature to the Project. The Project is not located in an established community that could be divided or disrupted by the Project. Nonetheless, the proposed Project will mitigate impacts to ensure Project will not conflict with any Healthy Community Element policies.
- B. General Plan Area Plan(s):** The Project site is located within the Southwest Area Plan.
- C. Foundation Component(s):** The Project site is located within the Community Development Foundation Component and Open Space Foundation Component
- D. Land Use Designation(s):** The Project site's existing General Plan land use designations include the following: Community Development: Medium Density Residential (CD:MDR); Community Development:Medium High Density Residential (CD:MHDR); Community Development: High Density Residential (CD:HDR); Open Space: Open Space-Conservation Habitat (OS:OS-CH); Open Space: Open Space-Conservation (OS:OS-C); and Open Space :Open Space-Recreation(OS:OS-R).
- E. Overlay(s), if any:** None.
- F. Policy Area(s), if any:** The Project is located in the Highway 79 Policy Area.
- G. Adjacent and Surrounding:**
- 1. General Plan Area Plan(s):** Southwest Area Plan
 - 2. Foundation Component(s):** Community Development Foundation Component and Open Space Foundation Component
 - 3. Land Use Designation(s):** Surrounding General Plan land use designations are Community Development: Low Density Residential (CD:LDR) and Community Development: Rural Residential (CD:RR) to the north; Community Development: Medium Density Residential (CD:MDR) and Community Development: Low Density Residential (CD:LDR) to the west; Community Development: Medium Density Residential (CD:MDR), and Open Space: Open Space-Conservation (OS:OS-C) to the south; and Open Space: Open Space-Conservation Habitat (OS:OS-CH), Community Development: Public Facilities (CD:PF) to the east.
 - 4. Overlay(s), if any:** Community Development Overlay to the northwest of the Project site.
 - 5. Policy Area(s), if any:** Highway 79 Policy Area.
- H. Adopted Specific Plan Information**
- 1. Name and Number of Specific Plan, if any:** Belle Terre Specific Plan No. 382 (SP382)
 - 2. Specific Plan Planning Area, and Policies, if any:** Planning Areas 1-28
- I. Existing Zoning:** Specific Plan (SP) - Belle Terre Specific Plan No. 382
- J. Proposed Zoning, if any:** A Change of Zone proposes changes to the SP382 Zoning Ordinance text to in accordance with changes identified in **Table A**, above, as well as development standards to ensure both CZ and SP382S1 comply with one another
- K. Adjacent and Surrounding Zoning:** The surrounding zoning immediately adjacent to the Project site includes A-1-5 (Light Agriculture), A-1-10 (Light Agriculture), and SP Zone (Domenigoni Barton Specific Plan No. 310) to the north; R-R (Rural Residential) and A-P (Light Agriculture with Poultry) to the east; A-P (Light Agriculture with Poultry) and R-1 (One-Family Dwellings) to the south; and R-1 (One-Family Dwellings), R-5 (Open Area Combining Zone Residential Developments) , A-1-2 ½ (Light Agriculture), and SP Zone (Winchester Specific Plan No. 286) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) were identified in EIR No. 531 and/or by current Project proposals as being 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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural/Tribal Resources | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

All topics below were found to be consistent with EIR No. 531 with only the mitigation measures previously required in the original EIR or less than significant with the exception of boxes marked with a red "X." These topics include new or updated mitigation measures.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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


Signature

10/17/19
Date

Russell Brady
Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

The County prepared the following Environmental Checklist as suggested by Section 15164(d) of the *State CEQA Guidelines*. The *State CEQA Guidelines* include a suggested checklist to indicate whether the conditions set forth in Section 15162 of the *State CEQA Guidelines*, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the Project not examined in the previously certified EIR531.

There are four possible responses to each of the environmental issues included on the Environmental Checklist.

Potentially Significant New Impact

This category is utilized for any potentially significant new impact that was not analyzed in EIR531.

Less than Significant New Impact with Mitigation Incorporated

This category is utilized for any new impacts which were not analyzed or found less than significant in EIR531, but are nonetheless found to be less than significant with mitigation incorporated.

This category is also utilized to identify impacts which are equal to or less than the impacts found and analyzed EIR531, that require revised or eliminated mitigation measures that are specific to the proposed Project.

Less than Significant New Impact

This category is utilized for any new impacts which were not analyzed or found in EIR531, but which are nonetheless less than significant.

No New Impact

This category is utilized for impacts which are equal to or less than the impacts found and analyzed in EIR531.

The Environmental Checklist and accompanying responses provide the information and analysis necessary to assess relative environmental impacts of the proposed Project in the context of environmental impacts addressed for Belle Terre Specific Plan (SP382) in the previously certified EIR531. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, GP, CALTRANS

Findings of Fact:

- a) *EIR531 Conclusion: No Impact. Not specifically addressed in EIR531 because the Environmental Assessment (EA42506) prepared as part of the Notice of Preparation for EIR351 (NOP) determined that that no scenic highway corridors would be affected by the project (DEIR531, p. IV.B-14; p. 6 of Appendix I).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. There are no scenic highways within the vicinity of the Project area (GP, Figure C-8). No new scenic highways have been designated in the vicinity since EIR531 was prepared (CALTRANS). Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b-c) *EIR531 Conclusion: Less than Significant Impact. EIR531 determined that views of scenic vistas are mostly available from private properties. No unique or landmark features are located within the project area. EIR531 noted that future development within the project area would follow detailed landscape and architectural design guidelines (outlined in SP382) to establish thematic and visual elements within the project area that ties into the natural environment of the surrounding area. Thus, EIR531 concluded less than significant impacts related to scenic resources. (DEIR531, pp. IV.B-14 – IV.B-15).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. Consistent with the findings in EIR531, the Project is not located in an urbanized area and no scenic resources are located on the Project site, and public views of scenic vistas will not be affected. The Project will follow the detailed landscape and architectural design guidelines of SP382 to ensure implementation of the proposed Project is not aesthetically offensive. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

Source(s): EIR531, ORD 655

Findings of Fact:

a) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that implementation of the project would create new sources of light and glare; however, EIR531 stated that implementation of the project would comply with County Ordinance No. 655 and the lighting requirements outlined in SP382 thus minimizing the potential amount of light and glare. EIR 531 concluded that impacts would be less than significant (DEIR531, p. IV.B-15 – IV.B-16).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531 and will have the same land uses as SP382. The Project will comply with County Ordinance No. 655 (ORD 655), which requires certain design techniques to reduce light and glare. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

Source(s): EIR531, ORD 655

Findings of Fact:

a-b) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that implementation of the project would create new sources of light and glare; however, EIR531 stated that implementation of the project would comply with County Ordinance No. 655 and the lighting requirements outlined in SP382 thus minimizing the potential amount of light and glare. EIR 531 concluded that impacts would be less than significant (DEIR531, p. IV.B-15 – IV.B-16).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531 and will have the same land uses as SP382. The Project will comply with the light design standards outlined in SP382 to reduce light and glare, and use window glazing (energy-efficient and ultraviolet protective glazing, no reflective glazing) to further reduce glare. Additionally, the Project will comply with County Ordinance No. 655 (ORD 655), which requires certain design techniques to reduce light and glare. The Project will not expose residential properties to unacceptable light levels with compliance with SP382 standards and ORD 655. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

Sources: EIR531, DOC, FMMP, ORD 625

Findings of Fact:

- a) *EIR531 Conclusion: No Impact. EIR531 determined that the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and therefore concluded no impacts related to Farmlands (DEIR531, p.IV.A-1).*

No New Impact. The proposed Project occupies the same area as previously analyzed in the EIR531. As depicted on the California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (FMMP), the Project site is located within Farmland of Local Importance, Grazing Land, and Other Land. Since the Project site does not have any land designated as Prime, Unique, or Farmland of Statewide Importance, no conversion of Farmland to non-agricultural use will occur. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that the project site is not under Williamson Act Contract and is not within the County's Agricultural Preserve. EIR531 noted that a portion of the project area west of the San Diego Canal is zoned Light Agriculture-10 Acre Minimum (A-1-10) and Light Agriculture-5 Acre Minimum (A-1-5), and a portion of the project site east of the San Diego Canal is zoned residential Agriculture-2 ½ Acre Minimum (A-A-2 ½). However, the County's General Plan land use designation for the project area designated the properties west of the San Diego Canal as Medium Density Residential and designated the properties east of the San Diego Canal as Rural Mountainous. As part of the SP382 and EIR531, amendments to the General Plan and a Zone Change were included to allow for the development of 1,282 homes. EIR531 determined that the Zone Change would be consistent with the existing General Plan land use designation for residential land uses and stated that the County's General Plan identified other areas best suited for agricultural use in the future. As such, EIR531 concluded that implementation of the project would not conflict with agricultural land uses since the project would generally be consistent with the type of development called out in the County's General Plan. EIR531 concluded impacts would be less than significant. (DEIR531, pp. IV.C-7 – IV.C-8).*

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

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531. The Project site is currently zoned SP (Belle Terre Specific Plan No. 382). According to the DOC's Williamson Act Map, there are no Williamson Act contracts on the Project site and the site is not in a Riverside County Agricultural Preserve (DOC). Thus, implementation of the proposed Project will not conflict with agricultural zoning, Williamson Act, or Riverside County Agricultural Preserve as none exist. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- c) *EIR531 Conclusion: No Impacts.* EIR531 noted that a portion of the project area west of the San Diego Canal is zoned Light Agriculture-10 Acre Minimum (A-1-10) and Light Agriculture-5 Acre Minimum (A-1-5), and a portion of the project site east of the San Diego Canal is zoned residential Agriculture-2 ½ Acre Minimum (A-A-2 ½). However, the County's General Plan land use designation for the project area designated the properties west of the San Diego Canal as Medium Density Residential and designated the properties east of the San Diego Canal as Rural Mountainous. As part of the project and EIR531, amendments to the General Plan and a Zone Change were included to allow for the development of 1,282 homes. EIR531 determined that the Zone Change would be consistent with the existing General Plan land use designation for residential land uses and stated that the County's General Plan identified other areas best suited for agricultural use in the future.

EIR531 stated that pursuant to County Ordinance No. 625, property owners within the project area would be notified of the presence of existing agricultural zoning/uses within 300 feet of applicable properties and the potential for conflicts related to issues such as noise, dust, and odors. Since implementation of the project will comply with all the requirements (including notification of agricultural zoning/uses) of County Ordinance No. 625 the EIR531 concluded less than significant impacts related to County Ordinance No. 625 (DEIR531, pp. IV.C-7 – IV.C-8).

No New Impact. The proposed Project occupies the same area as previously analyzed in the EIR531. As part of the approved SP382 and certified EIR531, amendments to the GP and a Zone Change removed agricultural zoning from the Project site. Consequently, the current zoning on the Project site is SP (Belle Terre Specific Plan No. 382). Consistent with the analysis in EIR531, the Project will comply with all the requirements of County Ordinance No. 625 (ORD 625). Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- d) *EIR531 Conclusion: No Impact.* EIR531 determined that the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and therefore concluded no impacts related to Farmlands (DEIR531, p.IV.A-1, p.IV.C-7).

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531. As part of the approved SP382 and certified EIR531, amendments to the GP and a Zone Change removed agricultural zoning from the Project site. Consequently, the current zoning on the Project site is SP (Belle Terre Specific Plan No. 382). Consistent with the analysis in EIR531, the Project will comply with all the requirements of ORD 625. As depicted on the DOC's FMMP, the Project site is located within Farmland of Local Importance, Grazing Land, and Other Land (FMMP). Since the Project site does not contain any land designated as Prime, Unique, or Farmland of Statewide Importance, implementation of the Project will not involve other changes in the existing environment that will result in the conversion of Farmland to non-agricultural use as none exists. Further, the Project site does not contain any land used as forest land. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

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

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

Source: EIR531

Findings of Fact:

a-c) *EIR531 Conclusion: No Impact. EIR531 determined that the project is not zoned as timberland or forest land and does not contain any forest land. Consequently, EIR531 determined there are no impacts related to forest land. (DEIR531, pp. IV.A-1 – IV.A-2).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The current zoning on the Project site is SP (Belle Terre Specific Plan No. 382) which does not include forest land, timberland, or Timberland Production. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, SCAQMD, WEBB-C

Findings of Fact:

a) *EIR531 Conclusion: Significant and Unavoidable. The project is located in the South Coast Air Quality Management District (SCAQMD), with its Air Quality Management Plan (AQMP) being the applicable policy document. The AQMP works with Southern California Association of Governments (SCAG) to forecast population growth for the region and develops a long-term attainment plan to accommodate the air pollution impacts of such growth. Even though the project is consistent with regional population projections, EIR531 determined that the project is considered inconsistent with the SCAQMD's 2012 AQMP because the County's General Plan designation for the site would allow approximately 1,128 homes whereas the project would allow for 1,282 homes thus resulting in an increase in homes as compared to the local growth projections and existing General Plan designations. Therefore, the project would have a significant and unavoidable cumulative effect on regional air pollution. A Statement of Overriding Consideration was prepared and certified with the Final EIR531. (DEIR531, p. IV.D-26 – IV.D-28, IV.D-31).*

Further, EIR531 determined that regional construction impacts would not exceed SCAQMD threshold for volatile organic compound (VOC), carbon monoxide (CO), sulfur oxides (SO_x), particulate matter less than 2.5 microns in size (PM_{2.5}), and particulate matter less than 10 microns in size (PM₁₀); however regional construction impacts would exceed SCAQMD threshold for nitrogen oxides (NO_x). Implementation of Mitigation Measures D-1 through D-15 would reduce NO_x levels during construction activities to less than significant.

EIR531 determined that local construction impacts would not exceed SCAQMD threshold for VOC, CO, and SO_x; however, local construction impacts would exceed SCAQMD threshold for NO_x, PM₁₀, and PM_{2.5}. Implementation of Mitigation Measures D-1 through D-15 would reduce NO_x, PM_{2.5}, and PM₁₀ levels during construction activities to less than significant. Given the short-term construction schedule, EIR531 concluded that the proposed project would not result in a long-term source of toxic air contaminants (TACs). (DEIR531 pp. IV.D-20 – IV.D-22, IV.D-28 – IV.D-30).

EIR531 determined that regional operational impacts would exceed the SCAQMD significance thresholds for VOC, NO_x, CO, and PM₁₀. Implementation of Mitigation Measures D-16 through D-22 would reduce operational impacts, however, impacts would remain significant and unavoidable.

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

EIR531 concluded that CO concentrations at traffic study intersections would not exceed the state one- and eight-hour CO standards and thus localized CO concentrations would be less than significant. EIR531 concluded that based on a the limited activity of TAC sources and given that the project would not locate residential or other sensitive uses near existing or planned sources of TACs, the potential for TAC impacts would be less than significant. (DEIR531 pp. IV.D-22 – IV.D-24, IV.D-30, FEIR531 pp. IV-12 – IV-13).

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The Project site is located in the South Coast Air Basin (Basin), which is under the jurisdiction of the SCAQMD. The SCAQMD has adopted a series of AQMPs to reduce air emissions in the Basin. When EIR531 was certified, the SCAQMD's 2012 AQMP was the applicable air quality plan for the Basin. Since that time, the SCAQMD has adopted several updates to the AQMP, including the 2016 AQMP which was approved in March 2017 and is in effect at this time. For purposes of evaluation and to determine whether the proposed Project may have the potential to result in any new or more severe air quality impacts than disclosed in the certified EIR531, consistency with the 2016 AQMP, which is applicable today, is discussed below.

The land uses of SP382S1 remain the same as those previously analyzed in EIR531. However, residential land uses within the Belle Terre community will be reduced overall from 1,282 homes to 856 homes. TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Project will not result in air pollutant emissions that were not anticipated by the 2016 AQMP and will not exceed the AQMP's long-term growth assumptions because the Project will implement the same land uses contemplated in SP382 on the Project site with a lower density. As such, the proposed Project was accounted for in the regional growth projections that were used to prepare the 2016 AQMP.

Further, TTM37449 will generate approximately 3,512 daily trips (WEBB-C, p. 4-2), which is well within the 12,205 daily trips anticipated to be generated for the entire Belle Terre Specific Plan (DEIR531, p. IV.O-39). As vehicle emissions are the primary cause related to an increase in air emissions, it can be concluded that because SP382S1 will reduce homes by 426 and because TTM37449 will develop 227 fewer homes than previously analyzed for Planning Areas 1, 3, 4, and 7 under EIR531, implementation of the proposed Project will result in fewer traffic trips and not result in an increase in air emissions. Implementation of Mitigation Measures D-1 through D-22 will reduce air quality impacts during construction and operational activities. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531. Mitigation Measures D-17 and D-22 have been revised for clarity as follows:

Mitigation Measure D-17: Operational Emissions

The owners of implementing projects shall incorporate into the project Covenants, Conditions & Restrictions (CC&Rs) a requirement to use low VOC cleaning supplies in future households. Homeowner Associations (HOAs) shall notify residents of this requirement. The CC&Rs with this requirement shall be provided to the County to approve prior to map recordation.

~~Prior to issuance of a certificate of occupancy, the County Building Department shall ensure that the Project uses low VOC cleaning supplies.~~

Mitigation Measure D-22

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

The owners of implementing project shall incorporate into the project CC&Rs a requirement to use electric lawn mowers and leaf blowers in future households. HOAs shall notify residents of this requirement. The CC&Rs with this requirement shall be provided to the County to approve prior to map recordation.

~~Prior to issuance of a certificate of occupancy, the County Planning Department shall ensure that that the Project's Homeowner's Association enforces the use of electric lawn mowers and leaf blowers.~~

Thus, the Project will not conflict with or obstruct implementation of the AQMP to a greater degree than the approved SP382 and certified EIR531. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: Less than Significant Impact. EIR531 determined that the proposed project, including the 22 other related projects in the study area, are not expected to contribute to cumulative localized concentrations for NO_x, PM₁₀, PM_{2.5}, or CO on a long-term basis based on compliance with SCAQMD localized significance thresholds (LSTs). EIR531 noted that future development that contribute to cumulative growth would be required to address the SCAQMD's LST thresholds and perform dispersion modeling if potential violations of health standards were to occur. As such, EIR531 concluded that no significant cumulative impacts on local air quality would occur. (DEIR531 p. IV.D-26).*

No New Impact. The proposed Project lies within the same area, and has the same type of residential land uses identified in SP382, which was previously analyzed in EIR531. The proposed Project reduces the number of homes from 1,282 homes to 856 homes and thus, implementation of the Project will not increase the site's intensity beyond what was already analyzed in EIR531. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- c) *EIR531 Conclusion: Less than Significant Impact. The EIR531 concluded that the project would not generate localized emissions in excess of SCAQMD's significance thresholds. Thus, implementation of the project would not expose sensitive receptors to substantial pollutant concentrations. (DEIR531 p. IV.D-24, FEIR531 p. IV-12).*

No New Impact. The proposed Project lies within the same area, and has the same type of residential land uses identified in SP382. The proposed Project reduces the number of homes from 1,282 homes to 856 homes and thus, implementation of the Project will not increase the site's intensity beyond what was already analyzed in EIR531. Additionally, as discussed in the Transportation section in this document, the proposed Project will not result in traffic trips beyond those already analyzed as part of SP382 and EIR531. As vehicle emissions are the primary cause related to an increase in air emissions, it can be concluded that because the proposed Project will reduce homes by 426 homes, implementation of the proposed Project will result in fewer traffic trips than analyzed in EIR531. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- d) *EIR531 Conclusion: No Impact. This issue was not specifically addressed in EIR531 because the Environmental Assessment (EA42506) prepared as part of the NOP determined that no objectionable odors would be created based on the type of development. Since the project includes the development of residential land uses, these uses would not create objectionable odors that would affect a substantial number of people. (DEIR531, p. IV.D-15, p. 9 of Appendix I).*

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

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The proposed Project may have the potential to produce odors during construction activities resulting from construction equipment exhaust, and/or the application of architectural coatings; however, standard construction practices will minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction will be temporary, short-term, and intermittent in nature, and will cease upon the completion of the construction activities. In addition, construction activities on the Project site is required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD). Accordingly, the proposed Project will not create objectionable odors affecting a substantial number of people during construction, and short-term impacts will be less than significant.

During long-term operation, the proposed Project includes residential uses and open space, consistent with the land uses noted in SP382 and analyzed in EIR531. These type of proposed land uses are not typically associated with objectionable odors. Consequently, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: Mitigation measures **D-1** through **D-16**, and **D-18** through **D-21**, related to this issue that were identified in EIR531 remain in effect as well as revised mitigation measures **D-17** and **D-22**.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: CE-A, CE-B, EIR531

Findings of Fact:

a, g) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 determined that with implementation of Mitigation Measures E-1 through E-7, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands). For the project, these plans and policies include the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), Riverside County General Plan, Riverside County Code, and other state regulations. A joint Project Review (14-02-06-01) was completed by the Western Riverside Regional Conservation Authority pursuant to Section 6.6.2 of the MSHCP on April 7, 2014 which concluded that the project was consistent with both Criteria and Other Plan requirements. (DEIR531 pp. IV.E-64 – IV.E-74, IV.E-88 – IV.E-90, FEIR531 p. IV-13).*

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

No New Impact. The proposed Project lies within the same area previously analyzed in EIR531. A *Biological Resources Technical Report* was prepared by Cadre Environmental in July 2019 (CE-A), and a *MSHCP Determination of Biologically Equivalent or Superior Preservation/Consistency Analysis* was also prepared in July 2019 (CE-B) which covered the proposed Project and boundary of SP382S1.

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Planning Area. The MSHCP is a comprehensive multi-jurisdictional effort that includes western Riverside County and multiple cities, including the study area. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146 species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW). The MSHCP was adopted on June 7, 2003 by the Riverside County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and CDFW on June 22, 2004.

The MSHCP consists of a Criteria Area that assists in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation. In addition to Criteria Area requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001.

The MSHCP establishes “Criteria Area” boundaries in order to facilitate the process by which properties are evaluated for inclusion in the MSHCP Conservation. The Criteria Area is an area significantly larger than what may be needed for inclusion in the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP.

Pursuant to the provisions of the MSHCP, all discretionary development projects within the Criteria Area are to be reviewed for compliance with the “Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy” (HANS) process or equivalent process. The HANS process “ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization of Covered Species Adequately Conserved through the Permits issued to the County and Cities pursuant to the MSHCP.” The entire 343 acre Belle Terre community underwent the HANS process receiving an initial HANS determination July 23, 2012 and an updated determination November 15, 2015. The entire Belle Terre community is located within five (5) Criteria Area Cells. Specifically, the Belle Terre community is located within Cell 5279 Independent – Subunit 2 (SU2) French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S – SU4 Cactus Valley/SWRCMSR/Johnson Ranch (CE-B, p. 47). The changes to planning area boundaries within SP382S1 do not negatively impact any of the planning areas identified for conservation habitat. The plan maintains MSHCP consistency through the French Valley Creek corridor. In

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

fact, changes to the boundaries of Planning Areas (PA) 17, 18, 19, 20, and 21 provide more benefit to the French Valley Creek (the riparian drainage feature consisting of PA's 18 and 19) because more land use buffers are provided along these sensitive habitat areas. The Belle Terre community will continue to maintain wildlife movement with the ultimate construction of a wildlife crossing between PA's 18 and 19. Impacts previously associated with improvements to Rebecca Road have been reduced because the Road is no longer being improved, reducing impacts to drainage features D-11, D-12, and a portion of D-13.

Under the original approved Belle Terre Specific Plan included 23.70 acres off-site impacts and 218.40 acres of on-site impacts. The updated plan (SP382S1) impacts only 15.54 off-site acres (an 8.16 acre reduction) and 218.13 on-site acres (a 0.27 acre reduction). Additionally, pursuant to the Joint Project Review (JPR) which was completed on May 24, 2014, 106.85 acres were to be dedicated towards MSHCP conservation. Project will continue to dedicate 106.9 acres towards MSHCP conservation.

As such, the following mitigation measures have been revised for clarity:

Mitigation Measure E-5: MSHCP Proposed Conservation Area

~~Prior to issuance of a grading permit, the Project Applicant shall provide the RCA or similar~~ Prior to issuance of a grading permit, the Project Applicant shall ~~provide~~ initiate legal agreements (i.e Donation Agreement) with the RCA or similar entity with fee title/ownership and management responsibilities for the 406.85 106.90-acre MSHCP Proposed Conservation Area designated by the County of Riverside EPD as illustrated on Figure III-1 (refer to Section III [Project Description]).

Mitigation Measure E-6: Riparian/Riverine/Vernal Pool Resources

To meet the criteria of a biologically equivalent or superior alternative, the Project Applicant shall offset impacts to ~~4-291.13~~ 4-291.13 acre of MSHCP riparian/riverine habitat by restoring ~~2-584.21~~ 2-584.21 acres of non-riparian/riverine habitat as directed by the RCA, USFWS, CDFW, USACE, and RWQCB. The ~~2-584.21~~ 2-584.21 acres of mitigation lands shall be identified, restored and located adjacent to the existing, on-site riparian corridor. Specifically, the proposed restoration shall occur within the on-site MSHCP Proposed Conservation Area, which shall have been conveyed in fee title, or by conservation easement, to the RCA. An MSHCP DBESP shall be prepared and submitted to the County, RCA, and wildlife agencies for review and approval prior to issuance of a grading permit

Mitigation Measure E-7: Riparian/Riverine/Vernal Pool Resources

Prior to issuance of a grading permit, the Project Applicant shall obtain a 404 Nationwide Permit from the USACE, 1602 SAA from CDFW, and a 401 Certification issued by the RWQCB pursuant to the California Water Code Section 13260. During the permit process a Habitat Mitigation Monitoring Plan (HMMP) shall be developed and approved by the County EPD, RCA, and applicable regulatory and wildlife agencies. As outlined in E-6, mitigation ratios and restoration efforts shall occur on-site within the MSHCP Proposed Conservation Area adjacent to the riparian corridor (French Valley Creek). A total of ~~2-584.21~~ 2-584.21 acres shall be restored.

Implementation of Mitigation Measures E-1 through E-4 and revised Mitigation Measures E-5 through E-7 ensures compliance with all relevant plans, policies, and ordinances related to biological resources and impacts remain less than significant. Therefore, no new or substantially

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

increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b-c) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 determined that with implementation of Mitigation Measures E-1 through E-7, the project would not have a substantial adverse effect either directly or through habitat modifications on any endangered or threatened species as list 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), or on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project would have a less than significant impact on any federal/state threatened or endangered plant species due to a lack of significant presence on site. Sensitive wildlife was detected within the project site during focused surveys, but impacts would be reduced to less than significant with Mitigation Measures E-1 through E-7 incorporated. (DEIR531 pp. IV.E-78 – IV.E-80, IV.E-88 – IV.E-90, FEIR531 p. IV-13).*

No New Impact. The proposed Project lies within the same area previously analyzed in EIR531. As discussed in EIR531, there is a less than significant impact on sensitive plant species, and a less than significant impact with Mitigation Measures E-1 through E-4 and revised Mitigation Measures E-5 through E-7 incorporated related to wildlife species. These mitigation measures remains in effect for the proposed Project to ensure impacts remain less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- d) *EIR531 Conclusion: Less than Significant Impact with Mitigation. Implementation of the project would result in the temporary direct impact to a regional wildlife travel route (French Valley Creek) which flows in a west/southwest direction off-site to Warm Springs Creek, where it represents an impaired travel route due to existing development (residential/road networks) located adjacent to the Creek. Although constrained, this tributary to Warm Springs Creek remains a regional travel route for wildlife species. This regional wildlife travel route also represents a segment of the MSHCP Proposed Constrained Linkage 18, which extends from designated open space conservation habitat (Southwestern Riverside Multi-Species Reserve) west through the project site to the confluence with Warm Springs Creek. Direct interference with a regional wildlife movement corridor would be considered a significant impact prior to mitigation. Implementation of Mitigation Measures E-1 through E-7 will reduce this impact to less than significant. (DEIR531 pp. IV.E-80 – IV.E-81, IV.E-88 – IV.E-90, FEIR531 p. IV-13).*

No New Impact. The proposed Project lies within the same area previously analyzed in EIR531. The proposed Project will still be required to provide for a wildlife crossing between PA's 18 and 19 to ensure impacts to wildlife movement remains less than significant. With implementation of Mitigation Measures E-1 through E-4 and revised Mitigation Measures E-5 through E-7 and conditions of approval, impacts will remain less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- e-f) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 concluded that direct impacts to field croplands, ruderal/disturbed, developed and exotic habitats would be less than significant. EIR531 determined that impacts to 58.81 acres of Riversidean sage scrub habitat associations and 0.80 acre of riparian habitats would be less than significant with implementation of Mitigation Measures E-1 through E-7. A total of 0.098 acre of U.S. Army Corps of Engineers, 0.252 acre of Regional Water Quality Control Board, and 1.439 acres of California*

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

Fish and Wildlife jurisdictional resources would be impacted but would be reduced to less than significant with implementation of Mitigation Measures E-1 through E-7. (DEIR pp. IV.E-81 – IV.E-90, FEIR p. IV-13).

No New Impact. The proposed Project lies within the same area previously analyzed in EIR531. As discussed above, impacts are reduced to less than significant impact with Mitigation Measures E-1 through E-4 and revised Mitigation Measures E-5 through E-7. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: Mitigation measures E-1 through E-4 related to this issue that were identified in EIR531 remain in effect as well as revised mitigation measures E-5 through E-7.

Monitoring: Monitoring for mitigation measures E-1 through E-4 and revised E-5 through E-7, remains as identified in EIR531.

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

Sources: EIR531

Findings of Fact:

a-b) *EIR531 Conclusion: Less than Significant Impact. EIR531 identified one significant historic resource, the San Diego Canal, located adjacent to the project site. Because the significance of the Second San Diego Canal stems from its association with an important historical event, and its setting does not play a substantial role in the measure of its historical integrity, residential development near its perimeter would not cause a substantial adverse change in the significance of the Second San Diego Canal. Thus, implementation of the project has no potential to directly or indirectly affect the significance of this resource. The EIR531 concluded impacts were less than significant. (DEIR531 p. IV.F-40).*

No New Impact. The proposed Project lies within the same area previously analyzed. As such, development of the proposed Project will result in the same disturbance area for which impacts were found to be less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

Sources: EIR531

Findings of Fact:

a-b) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 identified four significant archeological resource sites within the project's Area of Potential Effects (APE): CA-RIV-10949/H, CA-RV-10950/H, CA-RV-11084, and 33-021033. Implementation of Mitigation Measures F-1 through F-10 would ensure that impacts to archeological resources are reduced to less than significant. (DEIR531 pp. IV.F-40 – IV.F-47, FEIR531 pp. IV-14 – IV-16).*

No New Impact. The proposed Project lies within the same area previously analyzed in EIR531. As such, development of the proposed Project will result in the same disturbance area. Mitigation Measures F-1 through F-10 remain in effect for this Project, to ensure impacts remain less than significant. Mitigation Measures F-1 through F-3, and F-5 through F-9, have been revised for clarity as follows:

Mitigation Measure F-1: Cultural Resources

60 Series

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

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During all earthmoving activities, the archaeological monitor should be present to monitor all previously undisturbed soils and to identify, document, and evaluate any potential historic, archaeological, or cultural resources that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and

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

described in detail in the archaeological monitoring report and updated in the appropriate existing or new DPR form. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

Mitigation Measure F-2: Cultural Resources

60 Series

Native American Monitor. 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. At least 30 days prior to any grading activities, the Project Applicant shall contact the Soboba Band and Pechanga Tribe to notify them of grading, excavation, and proposed monitoring program, and to coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall require the Applicant to retain a professional Tribal Monitor to monitor all ground-disturbing activities, in an effort to identify any historic, archaeological, and cultural resources. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

Mitigation Measure F-3: Cultural Resources

A Cultural Resource Monitoring Plan (CRMP) shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This CRMP should be prepared in conjunction with the consulting tribe. Prior to the beginning of any ground-disturbing activities, the County-qualified archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources

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

~~discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and offsite grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.~~

~~The Agreement shall address the appropriate protocols should archaeological, historical, or cultural resources be found; the process for identification, evaluation, and any potential avoidance, preservation, or other mitigation options; protocols for field and laboratory analysis of any artifacts that are recovered during the fieldwork that shall take into account traditional Tribal practices; documentation of any new sites and artifacts; and any other appropriate methodology. Further comparative analysis of any recovered artifacts from CA-RIV-10950/H with other Archaic age sites in the region and from CA-RIV-10949/H with other historic age farmstead sites in the region and interpretation of the data should also be carried out by a County qualified archaeologist. The archaeologist shall also be responsible for a post-grading monitoring report to be submitted to the County, the Project Applicant, the Eastern Information Center, and the Pechanga Tribe and the Soboba Band of Luiseno Indians no later than 45 days after completion of all monitoring activities.~~

Mitigation Measure F-5: Cultural Resources

The Project Applicant, the ~~Soboba Band or Pechanga~~ consulting Tribe, and the County-qualified archaeologist shall conduct controlled grading utilizing a paddle grader during construction impacts to CA-RIV-10950/H. A controlled grading plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.

Upon completion of the implementation phase (clearing, grubbing, grading trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department’s requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

The purpose of the controlled grading at and around the site as outlined in the area labeled as “Controlled Grade Area” is to afford the opportunity to determine whether any subsurface resources are associated with the site and if so, to collect the resources for appropriate treatment pursuant to Section V(g) of the Agreement and in the Monitoring Plan to be developed by the project archaeologist in consultation with the Soboba Band or Pechanga Tribe. The Developer shall only use a paddle grader, and no other ground disturbing equipment or methods, in the "Controlled Grade Area" delineated and labeled on the attached land use map. All controlled grading shall be monitored according to the provisions of Mitigation Measure F-2.

Mitigation Measure F-6: Cultural Resources

15 Series

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

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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary. ~~If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Soboba Band or Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Soboba Band or Pechanga Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Soboba Band or Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or Board of Supervisors.~~

Mitigation Measure F-7: Cultural Resources

15 Series

Artifact Disposition

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier

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

project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. Upon completion of the implementation phase (clearing, grubbing, grading, trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center. ~~The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2.~~

Mitigation Measure F-8: Human Remains

15 Series

Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human

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

remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the

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

descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure F-2.

Mitigation Measure F-9: Cultural Resources

All sacred sites, as described in Public Resource Code section 5097.9, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- c) *EIR531 Conclusion: Less than Significant Impact with Mitigation. This threshold is not specifically addressed in EIR531 because the Environmental Assessment (EA42506) prepared as part of the NOP determined a less than significant impact. No human remains are known to exist within the project site, but the project site is in an archaeologically sensitive area, and it is possible that undiscovered human remains could exist. However, if human remains are encountered, the Project Applicant would be required to immediately notify the County Coroner of the find. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission within 24 hours, who shall determine and notify the appropriate most likely descendent(s) (MLD) within 48 hours of receiving notification of the discovery. The descendent(s) shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, the MLD, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented as provided in Public Resources Code 5091.98. This is incorporated in EIR531 as Mitigation Measure F-8. Given the above discussion, impacts related to human remains would be less than significant with mitigation incorporated. (DEIR531 pp. I-22, IV.F-34, p. IV.F-45, p. 11 of Appendix I, FEIR p. IV-14).*

No New Impact. The proposed Project lies within the same area previously analyzed by EIR531. As such, development of the proposed Project will result in the same disturbance area. The Project Applicant will be required to comply with the State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 and implement Mitigation Measure F-8 as

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

revised above in the event any human remains are discovered during implementation of the proposed Project. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: Mitigation measures **F-4** and **F-10** related to this issue that were identified in EIR531 remain in effect as well as revised mitigation measures **F-1** through **F-3**, and **F-5** through **F-9**.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, CARB 2012, CEC

Findings of Fact:

a-b) *EIR531 Conclusion: EIR531 inadvertently omitted a direct discussion of this threshold. The County of Riverside does not have any adopted energy conservation plans. However, the energy impacts of the project were discussed within the Utility and Service Systems section of EIR531. This section found that the project would not result in an inefficient use of energy, and impacts related to energy utilities would be less than significance with the inclusion of project design features that conserve energy, as listed in EIR531 on pages IV.P-35 through IV.P-37. EIR531 also includes Mitigation Measures H-1 and H-2, which also relate to energy conservation. In addition to the project design features and Mitigation Measures H-1 and H-2, the project will also comply with State Title 24 standards and the CalGreen Code that increase energy efficiency. Thus, the project will not have a significant impact on energy use, and energy conservation measures are in effect. (DEIR531, pp. IV.P-35 – IV.P-39).*

No New Impact. The proposed Project lies within the same area as previously analyzed and is subject to current Riverside County General Plan policies and requirements regarding energy efficiency. However, the County does not have any adopted energy conservation plans which will be adversely affected by the proposed Project.

The proposed Project would consume energy during both construction and operation. Construction of the proposed Project would require the use of construction equipment for grading, building construction, paving, and architectural coating activities; additionally, construction workers and vendors traveling to and from the site of the proposed Project consumes fuel. Construction equipment and heavy duty trucks generally requires diesel as the fuel source whereas worker trips consume gasoline. Fuel energy consumed during construction would be temporary in nature and would not represent a significant demand on energy resources. Construction equipment is also required to comply with regulations limiting idling to five minutes or less (CCR Title 13 §2449(d)(3)). Furthermore, there are no unusual characteristics of the proposed Project that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the State. Therefore, it is expected that construction-related fuel consumption associated with the Project would not be any more inefficient, wasteful, or unnecessary than at other construction sites in the region.

Operation of the Project requires the use of electricity and natural gas for space and water heating and fuel usage from vehicle trips by employees and trucks. The Project will promote building energy efficiency through compliance with energy efficiency standards (Title 24 and Cal Green). The Project also reduces vehicle fuel usage due to compliance with regulatory programs. Specifically, the Project will comply with the following regulations, among others, to reduce fuel usage:

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

- AB 1493 ("the Pavley Standard") requires reduction in GHG emissions from non-commercial passenger vehicles and light-duty trucks of model year 2009 and thereafter (CAP, p. 1-8).
- Executive Order S-01-07 went into effect in 2010 and requires a reduction in the carbon intensity of transportation fuels used in California by at least 10 percent by 2020 (CAP, p. 4-3). It imposes fuel requirements on fuel that will be sold in California that will decrease GHG emissions by reducing the full fuel-cycle and the carbon intensity of the transportation fuel pool in California.
- The Advanced Clean Cars program, introduced in 2012, combines the control of smog, soot causing pollutants and greenhouse gas emissions into a single coordinated package of requirements for model years 2017 through 2025 (CARB 2012).

Southern California Edison (SCE), the electricity provider for the Project site, produced approximately 84 billion kWh of electricity in 2017 and SoCal Gas (SCG), the natural gas provider for the site, produced approximately 5.1 billion therms in 2017. (CEC). At full build-out, the Project's electricity demand would be a negligible amount of the existing electricity demand in SCE's service area and the natural gas demand would be a negligible percent of the existing natural gas use in SCG's service area. As such, there will be adequate capacity to serve the proposed Project.

Collectively, compliance with regulatory programs, implementation of the Riverside County Climate Action Plan (CAP) Screening Table measures (Appendix F), implementing project design features as written in EIR531 on pages IV.P-35 through IV.P-37 and Mitigation Measures H-1 and H-2, would ensure that the Project would not result in the inefficient, unnecessary, or wasteful consumption of energy during construction or operation. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Sources: EIR531, GW

Findings of Fact:

- a) *EIR531 Conclusion: No Impact. EIR531 determined that the project site is not within an Alquist-Priolo Earthquake Fault Zone or a County Fault Hazard Zone. Thus, EIR531 concluded no impacts related to exposing people or structures to a known earthquake fault zone. (DEIR531, p. IV.A-2).*

No New Impact. The proposed Project lies within the same area previously analyzed. A *Geotechnical Update Report* was prepared by Geocon West, Inc., dated October 2017 (GW) for the entire SP382S1 boundary which includes the proposed Project site (TTM 37499). The purpose of the report was to evaluate subsurface soil and geologic conditions to ensure conditions have not changed from what was previously analyzed in a manner that may pose potentially significant impacts beyond what was originally analyzed. Seismic activity is expected in southern California. However, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. The nearest active fault is the Casa Loma segment of the San Jacinto Fault zone located approximately 4 miles northeast of the site (GW, p. 6). The proposed Project will still be required to implement all requirements of the current edition of the California Building Standards Code (CBC), applicable to the Project, which provides criteria for the seismic design of buildings. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions; furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage. Further, the Project will be conditioned to provide a final Geotechnical Investigation prior to grading as identified by Mitigation Measure **G-2**, which will include site-specific recommendations to address seismic design considerations, geotechnical design considerations, site grading recommendations, construction considerations, foundations design and construction, floor slab design and construction, retaining wall design and construction, and pave design parameters. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, GW

Findings of Fact:

- a) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 determined via site-specific analysis that the liquefaction potential at the project site is considered a concern due to shallow saturated loose alluvium soil. More specifically, liquefaction potential exists in localized areas within the northwestern portion of the project site due to saturated interbedded silt and sand layers at depths of 5 to 18 feet. However, liquefaction-induced settlement would be minimal with implementation of proper remedial grading measures. Furthermore, implementation of Mitigation Measures G-1 and G-2 will ensure impacts to the project related to liquefaction are reduced to less than significant. (DEIR531 pp. IV.G-10 – IV.G-11, IV.G-15 – IV.G-16).*

No New Impact. The proposed Project lies within the same area as previously analyzed. The Project site is located in a Low Liquefaction Potential Zone with shallow soils overlaying metamorphic bedrock. Liquefaction typically occurs when a site is located in a zone with seismic activity, onsite soils are cohesionless/silt or clay with low plasticity, static groundwater is encountered within 50 feet of the surface, and soil relative densities are less than about 70 percent. If the four previous criteria are met, a seismic event may have the potential to result in a rapid pore-water pressure increase from the earthquake-generated ground accelerations. Seismically induced settlement may occur whether the potential for liquefaction exists or not. (GW, p. 11). Groundwater was encountered at depths of 6 to 13 feet in 2000 and 2007 within the area south of Fields Roads. Groundwater was not encountered in other areas of the site. (GW, p. 5). Thus, true groundwater is likely no present within the site to be developed by TTM 37449. Further, unsuitable soils will be removed and replaced with compacted fill during grading. The area in which shallow water was encountered, will not be developed. Further, the proposed Project will be conditioned to comply with recommendations of GW and implement Mitigation Measures G-1 and G-2. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

Sources: EIR531, GW, ORD 457

Findings of Fact:

- a) *EIR531 Conclusion: No Impact. EIR531 determined that the project is susceptible to ground motion as a result of potential movement along faults in the region. However, individual developers within the project area would be required to design and construct the project in conformance to the most recently adopted CBC design parameters. The project would also be subject to County Ordinance 457, which subjects all development within an identified earthquake fault zone (which the project is not) to requirements of the Alquist-Priolo Act and the criteria*

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

identified in the Ordinance and Riverside County Municipal Code Chapter 15.60 and identifies requirements for development to reduce structural damage caused by fault rupture. EIR531 concluded that conformance with these standards would ensure that no significant impacts related to ground shaking would occur. (DEIR531 p. IV.G-11 – IV.G-12).

No New Impact. The proposed Project lies within the same area previously analyzed. A *Geotechnical Update Report* was prepared by Geocon West, Inc., dated October 2017 (GW) for the entire SP382S1 boundary which includes the proposed Project site (TTM 37499). Seismic activity is expected in southern California. However, the proposed Project will still be required to implement all requirements of the current edition of the California Building Standards Code (CBC), applicable to the Project, which provides criteria for the seismic design of buildings. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions; furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage as well as County Ordinance 457 (ORD 457). Further, the Project will be conditioned to comply with recommendations of GW and provide a final Geotechnical Investigation prior to grading as identified by Mitigation Measure G-2, which will include site-specific recommendations to address seismic design considerations, geotechnical design considerations, site grading recommendations, construction considerations, foundations design and construction, floor slab design and construction, retaining wall design and construction, and pave design parameters. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

14. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, GW

Findings of Fact:

- a) *EIR531 Conclusion: Less than Significant Impact. EIR531 determined that with implementation of best management practices (BMPs) outlined in the Stormwater Pollution Prevention Plan (SWPPP) and the project's proposed water quality design features, impacts related to erosion and loss of topsoil would be less than significant (DEIR531 p. IV.G-13).*

No New Impacts. Construction activities have the potential to result in soil erosion or the loss of topsoil. However, as identified in EIR531, erosion will be addressed through the implementation of existing State and Federal requirements, and minimized through compliance with the National Pollutant Discharge Elimination System (NPDES) general construction permit which requires that a SWPPP be prepared prior to construction activities and implemented

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

during construction activities. The SWPPP will identify BMPs to address soil erosion. Upon compliance with these standard regulatory requirements, the proposed Project is not anticipated to result in substantial soil erosion or the loss of topsoil so impacts will be less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 determined that the project is located on expansive soil, with a medium expansion potential, based on laboratory testing of soil samples. EIR531 stated that expansive soil conditions should be evaluated for individual lots during and at the completion of rough grading to verify anticipated conditions. EIR531 concluded that implementation of Mitigation Measures G-1 and G-2, requiring preparation of a Geotechnical Report including compliance with the geotechnical recommendations would not result in significant impacts related to expansive soils. (DEIR531 p. IV.G-14).*

No New Impacts. The proposed Project is located within the same area as previously analyzed, which was found to have expansive soils. This is confirmed by the *Geotechnical Report*, which found some expansive soil on the Project site (GW, p. 16). Similar to the analysis in EIR531, the Project will be required to comply with Mitigation Measures G-1 and G-2 by preparing a *Geotechnical Report* and complying with all the geotechnical recommendations outlined in the report (GW, pp. 15-33). Therefore, no new or substantially increased significant effects result from the Project beyond those previously analyzed in the certified EIR531.

- c) *EIR531 Conclusion: No Impact. EIR531 determined that the project would not use septic tanks because the project would connect to the EMWD's existing sewer system (DEIR531 p. IV.A-2).*

No New Impacts. The proposed Project is located within the same area as previously analyzed in EIR531. The proposed Project does not include the use of septic tanks or alternative waste water disposal system. Therefore, no new or substantially increased significant effects result from the Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

15. Wind Erosion and Blowsand from project either on or off site.

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: EIR531

Findings of Fact:

- a) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that the project is in an area with a moderate wind erodibility rate. EIR531 concluded that implementation of the project would decrease the amount of exposed soil surfaces within the SP boundary, thereby decreasing the potential for wind erosion. (DEIR531 pp. IV.A-2 – IV.A-3).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The Project consists of residential development that will decrease the amount of exposed soil surfaces at the Project site, thereby decreasing the potential for wind erosion.

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

Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
GREENHOUSE GAS EMISSIONS Would the project:				
16. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Sources: EIR531, CAP

Findings of Fact:

- a) *EIR531 Conclusion: Significant and Unavoidable. EIR531 stated that the project will generate direct and indirect greenhouse gas (GHG) emissions that will result in a significant impact on the environment, even with the inclusion of Mitigation Measures H-1 and H-2. Mitigation Measures H-1 and H-2 will enforce design features that reduce GHG emissions 13 percent from a business-as-usual (BAU) scenario. However this reduction will not be great enough to achieve the County's recommended threshold of 30 percent reduction from BAU. Ultimately, significant further reductions in mobile and energy sources would be needed to achieve the reductions recommended by the County. Those further reductions would require implementation of mitigation measures that are not considered feasible for this type of residential project at this time. (DEIR531 pp. IV.H-38 – IV.H-40, IV.H-22 – IV.H-29, FEIR531 pp. IV-17 – IV-18).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The land uses of SP382S1 remain the same as those previously analyzed in EIR531, but will be reduced in density from 1,282 homes to 856 homes. TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. Given fewer homes will be constructed within these planning areas, construction-related GHG emissions from the proposed Project will be less than what was analyzed under EIR531. Still, the Project will implement Mitigation Measures H-1 and H-2 to ensure that GHG emissions are reduced as analyzed in EIR531. Moreover, the Project will comply with the County of Riverside Climate Action Plan (CAP), updated in July 2018. The CAP provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of Riverside. The CAP includes measures developed in order to reduce GHG emissions from new development by 2020. (CAP, Appendix F, p. 1).

Mitigation of GHG emissions impacts during the development review process of projects provides a cost effective way of implementing the GHG reduction strategies for reducing community-wide emissions associated with new development. (CAP, Appendix F, p. 1).

The County's development review process is streamlined by 1) applying an emissions level that is determined to be less than significant for small projects, and 2) utilizing Screening Tables to mitigate project GHG emissions. Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions in lieu of the utilizing the Screening Tables. A review standard of 3,000 MT (metric tons) CO₂e (carbon dioxide equivalents) per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. (CAP, Appendix F, p. 1).

Projects that exceed the 3,000 MTCO₂e per year are required to either achieve a minimum 100 points per the Screening Tables or prepare a project-specific technical analysis to quantify and

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

mitigate project emissions. Consistent with CEQA guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. (CAP, Appendix F, p. 7).

Due to the Project's size, its GHG emissions are presumed to exceed to the 3,000 MTCO₂e per year threshold and as such the Screening Table approach has been utilized to demonstrate consistency with the County CAP. Mitigation measure **MM GHG 1**, provided below, requires that the Project implement measures totaling a minimum of 100 points from the Screening Tables. Because the Project will implement at least 100 points from the Screening Tables, the Project is consistent with the CAP and its GHG impacts are less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: No Impact. EIR531 stated that the project will not conflict with any applicable plan, policy, or regulation regarding GHG emissions, including consistency with Assembly Bill 32 and Senate Bill 375 policy objectives. Table IV.H-5 and Table IV.H-6 in EIR531 demonstrates how the project is consistent with Assembly Bill 32 and Senate Bill 375, respectively. (DEIR531 pp. IV.H-29 – IV.H-37).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The land uses of SP382S1 remain the same as those previously analyzed in EIR531, but will be reduced in density from 1,282 homes to 856 homes. TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. Given fewer homes are proposed overall than considered under the previously approved SP382, impacts from GHG emissions from the proposed land uses will be less than those examined previously certified EIR531. The Project does not introduce any significant changes that will change the consistency with AB 32 and SB 375 (DEIR531, Tables IV.H-5 and IV.H-6). Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect and include the following additional:

MM GHG 1: Prior to issuance of building permits, the Project applicant shall provide documentation to the County of Riverside Building and Safety Department demonstrating that the following measures or any other combination thereof are incorporated from the County's 2018 Greenhouse Gas Emissions Screening Tables, shown in Appendix F, as needed to achieve the required 100 points. Documentation may include measures incorporated into construction plans and specifications, development agreements, and/or other mechanisms.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
17. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, CDTSC

Findings of Fact:

- a) *EIR531 Conclusion: Less than Significant Impact with Mitigation. Short-term construction activities related to the project would involve the temporary transport, use, and disposal of potentially hazardous materials, including paints, adhesives, surface coatings, cleaning agents, fuels, and oils. EIR531 stated that all potentially hazardous materials would be used and stored in accordance with manufactures' instructions and handled in compliance with applicable standards and regulations. Since construction of the project would comply with applicable regulations and would not expose persons to substantial risk resulting from the release of hazardous materials or exposure to health hazards in excess of regulatory standards, EIR531 concluded that impacts related to hazards and hazardous materials would be less than significant.*

The project would include residential uses, which typically do not generate hazardous materials. The types of potentially hazardous materials associated with residential units include solvents, paint, batteries, fertilizers, and petroleum products that are packaged and stored for consumer sales. The users of these materials would be required to comply with all local, state and federal laws pertaining to the management of hazardous materials and wastes. Through compliance with these laws, EIR531 concluded that implementation of the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant. (DEIR531 p. IV.A-3).

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The land uses of SP382S1 remain the same as those previously analyzed in EIR531, but will be reduced in density from 1,282 homes to 856 homes. TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. Similar to the analysis in EIR531, all potentially hazardous materials will be handled in compliance with applicable standards and regulations, and users of any hazardous materials will be required to comply with

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

all related laws. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: No Impact. A Phase I Environmental Site Assessment (ESA) was prepared for the project. The Phase I ESA concluded that no historical Recognized Environmental Conditions or de minimis environmental conditions were identified as a result of activities or conditions at the project site or nearby properties, and no additional action or assessment is recommended as a result of the Phase I ESA. EIR531 stated that portions of the project site historically have been used for agricultural activities, which can result in potential environmental impacts related to the application of pesticides and herbicides and sometimes involve on-site storage of hazardous materials, as well as maintenance, repair and operation of farm equipment. No direct evidence of these activities was identified at the project site. In the absence of evidence of a significant release of agricultural chemicals, EIR531 concluded there is no regulatory requirement for sampling at the project site and no significant impacts would occur. (DEIR531 p. IV.I-14).*

No New Impact. The proposed Project lies within the same area as previously analyzed. As such, development of the proposed Project will result in the same disturbance area. EIR531 concluded there to be no significant impacts related to the potential release of hazardous materials into the environment. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- c) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 stated that construction of the project, including development of new roadways and improvements within existing roadways, could result in temporary traffic obstructions. In particular, Washington Street to the west, Keller Road to the north, Fields Drive to the west, and Jean Nicholas to the southwest are major arterials in the vicinity of the project. However, EIR531 concluded that with implementation of Mitigation Measure I-1, potential impacts related to interference with the County's Emergency Operations Plan would be reduced to less than significant. (DEIR531 p. IV.I-14).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The Project site is bordered by Washington Street to the west, and is in close proximity to Keller Road (near the northwest corner of the Project site) and Fields Drive (to the west of the Project site). Similar to EIR531, the proposed Project will be required to implement Mitigation Measure I-1 to ensure that there are no conflicts or interference with the County's Emergency Operations Plan. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- d-e) *EIR531 Conclusion: No Impact. EIR531 stated that the types of hazardous materials associated with the project would be those typically related to residential land uses and would not pose a significant risk to the environment, including any school land uses. EIR531 stated that all potentially hazardous materials would be used and stored in accordance with manufactures' instructions and handled in compliance with applicable standards and regulations. According to the Phase I ESA prepared as part of EIR531, the project site is not located on list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, EIR531 concluded no impacts related hazards and hazardous materials. (DEIR531 pp. IV.A-3 – IV.A-4).*

No New Impact. The proposed Project lies within the same area as previously analyzed and is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (CDTSC). The Project will be required to comply with all applicable federal, state, and local laws and regulations pertaining to the transport, use, disposal, handling, and

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

storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the California Code of Regulations, which describes strict regulations for the safe transportation of hazardous materials. Compliance with all applicable federal, state, and local laws related to hazardous materials will ensure that impacts in regards to emitting hazardous emissions or materials within one-quarter mile of a school will be less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

18. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, RCALUC

Findings of Fact:

a-d) *EIR531 Conclusion: No Impact. EIR531 determined that the project site does not fall within an Airport Master Plan, does not fall within the boundaries of an airport influence area, is not located within two miles of an airport, and is not located within the vicinity of a private airstrip or heliport. The airport closest to the project is the French Valley airport. EIR531 stated that review of County's Airport Land Use Compatibility Plan and Map show that the project is outside of the French Valley Airport compatibility zones. Thus, EIR531 concluded no impacts related to these thresholds would occur. (DEIR531 pp. IV.A-4, IV.A-6).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531. No new airports have been located in the vicinity of the Project site since EIR531 was certified. The French Valley Airport is the closest airport to the Project site, located approximately 3 miles southwest of the Project site. Additionally, the Project site is located outside of the French Valley Airport's compatibility zones (RCALUC). Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
HYDROLOGY AND WATER QUALITY Would the project:				
19. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, FEMA, GW, WEBB-A, WEBB-B

Findings of Fact:

a) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that during construction, the soil-disturbing activities associated with the project would necessitate the implementation of a SWPPP and related construction BMPs that would achieve best conventional pollutant control technology (BCT) and best available technology economically achievable (BAT) performance standards. Submittal of a NOI and implementation of the SWPPP and its associated BMPs throughout the construction phase of the project would address anticipated and expected pollutants of concern as a result of construction activities. EIR531 stated that compliance with the General Construction Permit requirements would ensure that water quality standards are met/exceeded during the project's construction. Therefore, EIR531 concluded that impacts related to water quality standards and waste discharge requirements would be less than significant.*

The long-term operation of the project necessitates the implementation of post-construction BMPs that would achieve BCT and BAT performance standards, in order to mitigate and abate pollutants that may compromise the French Valley Creek, Murrieta Creek, Santa Margarita River beneficial uses and water quality. As required by the County, at the time of submittal of an application for a new development, the project proponents shall be required to submit a Water

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

Quality Management Plan (WQMP) to the County, using the County's Stormwater Quality Best Management Practice Design Handbook, that outlines approved post-construction BMPs including site-design and source and treatment control BMPs selected for the particular development to reduce pollutants in post-development runoff to meet the BAT/BCT performance standard. Collectively, the site-design, source, and treatment-control BMPs would address the anticipated and expected pollutants of concern from the operational phase of the project and ensure that water quality standards are met. Therefore, EIR 531 concluded that potential impacts related to water quality would be less than significant. (DEIR531 pp. IV.J-20 – IV.J-30).

No New Impact. The proposed Project lies within the same area as previously analyzed under EIR531. A *Preliminary Hydraulic Study for TTM37449* was prepared by Albert A. WEBB Associates dated July 2018 (WEBB-A). WEBB-A is consistent with the drainage recommendations of the hydrology study that was completed for approved SP382 and provides project-specific recommendations for TTM37449 for onsite and offsite flows to be conveyed via subsurface storm drains to water quality/flow mitigation basins.

Onsite storm runoff is conveyed by local streets to catch basins at sag locations or at locations where street capacity is insufficient. An underground storm drain system is proposed to convey the flows from the catch basins to the designated water quality/mitigation basins. Preliminary street, catch basin and storm drain pipe capacities calculations were performed to initially size the proposed storm drain systems. Several existing storm drain systems are located downstream of TTM37449 to the west. These existing drainage facilities have been designed to convey the ultimate conditions 100-year peak flow rates and were part of the development of Tract 29962 which is located immediately downstream of the project site. Existing storm drain Line A, known as Fields Drive Storm Drain and maintained by the Riverside County Flood Control and Water Conservation District (RCFW&WCD), is located in Fields Drive. Line A is a 54-inch reinforced concrete pipe (RCP) sized to carry 154 cubic feet per second (cfs). Storm Drain Line F is a 48-inch RCP culvert crossing Washington Street approximately 700 feet south of Keller Road and is maintained by the Riverside County Transportation Department. Line F is sized to carry 108 cfs. Both facilities are proposed as drainage outlet points for TTM37449. (WEBB-A, Section 1).

A new Water Quality Management Plan for projects located within the Santa Margarita Watershed was adopted in 2014 which identifies directions for using low impact development (LID) principles in addressing post-project water quality and hydromodification criteria for new developments. As such, the use of infiltration facilities is prioritized in the LID facilities hierarchy and percolation tests were performed at the proposed basins locations: Basin H (Planning Area 8 of SP382S1) and Basin B (Planning Area 6 of SP382S1). Unfeasible infiltration rates were identified for Basin H at less than 1.6 inches per hour (in/hr), while favorable infiltration rates were identified for Basin B at more than 1.6 in/hr. As a result, Basin H is proposed as a bio-retention with underdrain water quality/mitigation basin and Basin B is proposed as infiltration water quality/mitigation basin. (WEBB-A, Section 1).

Runoff from the site will be collected and conveyed via the proposed storm drain to Basins H and B. Basin B is an infiltration basin and Basin H is a bioretention facility with no lining; both of which will allow infiltration of flows from impervious areas to infiltrate into the ground to facilitate the dispersion of the collected runoff over pervious areas before leaving the site. (WEBB-B, p. 10).

The 100-year peak flow rates for Basin H and B as well as the capacity of the corresponding existing downstream facilities are reflected in **Table B, Peak Flow Rates**, below. **Table B**

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

identifies flows generated from Basin H are within the capacity of the existing downstream outlet facility, while 100-year mitigation of the peak flow rate is required for Basin B. (WEBB-A, Section 2).

Table B, Peak Flow Rates

Proposed Basin	Peak Flow Rate (RM) ¹	Peak Flow Rate (UH) ²	Outlet Facility Capacity
H	75 cfs	74.9	Line F – 108 cfs
B	287 cfs	287.7	Line A – 154 cfs

Source: WEBB-A, Table 2-1

Notes

1. RM = Rational Method
2. US = Unit Hydrograph

Two different methodologies were used for mitigation of the increased runoff for the basins: the Santa Margarita Region Hydrology Model (SMRHM) for storm events between 2-year and 10-year as required by the Santa Margarita River WQMP, and the Basin Routing Program for the 100-year storm event. **Table C, Hydromodification Summary** and **Table D, Routing Summary** provide a hydromodification and routing summary, consecutively, of the basins for the 2-year, 5-year, 10-year, and 100-year storm events. (WEBB-A, Section 2).

The 100-year mitigation does not take in considerations any volumes below water quality water surface elevations or any filtration through bio-retention media or ground infiltration. The results of **Table D**, show that the mitigated 100-year peak flows for each basin are less than the capacity of the existing downstream facilities. The Basin H bottom elevation is 1,431 feet and its maximum water depth is 1.8 which results in maximum water surface elevation of 1,432.8 feet. The Basin B bottom elevation is 1,430 feet and its maximum water depth is four feet which results in maximum water surface elevation of 1,434 feet. Basin H bottom footprint is approximately 26,500 square feet and Basin B bottom footprint is 81,800 square feet. Basin H is proposed with 4:1 side slopes and Basin B with combination of 4:1 and 2:1 slopes. Both basins have minimum of one foot freeboard. (WEBB-A, Section 3).

Catch basins are proposed at street low points and at locations where the street section is not sufficient to convey the generated flows according to the Riverside County requirements. In no case does the 10-year street flows exceed the top of curb elevation nor does the 100-year flows exceed the right-of-way elevation. Further, the storm drain system was extended to locations where street flows are expected to splash over driveway entrances due to high velocities and depths close to top of curb elevation.

Additionally, the proposed Project will encroach slightly into the existing French Valley Creek Floodplain. The proposed water quality/increased runoff basin is located along the northerly side of French Valley Creek. Analysis for Basin B was conducted to determine flow velocities and cut off wall depths along the outer slope of the proposed water quality basin which resulted in elevating the southerly maintenance road of the Basin above the calculated flow depth. (WEBB-A, Section 4). Since all facilities have been designed to capture increase flows from the developed site condition and because no facilities will exceed existing capacity, impacts to resulting from runoff water will be less than significant.

Table C, Hydromodification Summary

Storm Event	BASIN H Conditions				BASIN B Conditions					
	Predeveloped 47.5 Acres		Mitigated 38.8 acres		Predeveloped 112.2 Acres		Mitigated 126.6 Acres			
	Peak Flow (cfs)	Routed Peak (cfs)	Basin Volume ¹ (Ac-Ft)	Basin Depth ² (Ft)	Basin WS Elev. (Ft)	Peak Flow (cfs)	Routed Peak (cfs)	Basin Volume ³ (Ac-Ft)	Basin Depth ⁴ (Ft)	Basin WS Elev. (Ft)
2	13.0	12.1	0.39	0.68	1432.2	38.2	27.6	3.83	1.84	1432.9
5	17.9	17.0	0.43	0.76	1432.3	51.5	48.3	4.57	2.16	1433.2
10	28.4	24.4	0.50	0.86	1432.4	79.3	69.1	5.33	2.49	1433.55

Source: WEBB-A, Tables 3-1 and 3-3

Notes

1. Does not include Vbmp below 1431.5 elevation
2. Above Vbmp Depth at 1431.5
3. Does not include Vbmp below 1431.06 elevation
4. Above Vbmp depth at 1431.06

Table D, Routing Summary

Storm Event	BASIN H Conditions				BASIN B Conditions							
	Proposed 126.6 acres		Basin Routing Results		Proposed 38.8 acres		Basin Routing Results					
	Peak Flow (cfs)	Total Volume (Ac-Ft)	Routed Peak (cfs)	Basin Volume ¹ (Ac-Ft)	Basin Depth ² (Ft)	Basin WS Elev. (Ft)	Peak Flow (cfs)	Total Volume (Ac-Ft)	Routed Peak (cfs)	Basin Volume ³ (Ac-Ft)	Basin Depth ⁴ (Ft)	Basin WS Elev. (Ft)
100	1	74.9	3.106	65.6	1.31	1432.8	288.0	11.47	149.9	6.815	2.97	1434.0
	3	44.1	3.630	40.9	1.06	1432.6	165.0	14.15	143.5	6.043	2.66	1433.7
	6	39.2	4.475	36.5	1.01	1432.5	146.0	17.18	141.6	5.762	2.55	1433.6
	24	15.7	6.605	15.3	0.69	1432.2	61.2	26.40	53.3	5.007	2.24	1433.3

Source: WEBB-A, Tables 3-2 and 3-4

Notes

1. Does not include Vbmp below 1431.5 elevation
2. Above Vbmp Depth at 1431.5
3. Does not include Vbmp below 1431.06 elevation
4. Above Vbmp depth at 1431.06

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

A Preliminary Project Specific Water Quality Management Plan for TTM 37449 was prepared by Albert A. WEBB Associates dated July 2018 (WEBB-B) which contains project-specific recommendations for compliance with water quality standards, waste discharge requirements, and Best Management Practices (BMP) for maintaining water quality (WEBB-B, p. 3). The Project Applicant will also prepare and submit a NOI and SWPPP with BMPs that achieve BCT and BAT performance standards. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: Less than Significant Impact. All runoff from the project would be directed to storm drain infrastructure and/or detention basins and discharged to the existing downstream receiving waters (i.e., French Valley Creek, Murrieta Creek, Santa Margarita River) at rates and volumes not to exceed existing conditions. As such, the runoff volumes from the project would continue to be available for groundwater recharge in the watershed area; no deficit to groundwater or lowering of the groundwater table would occur as a result of drainage changes at the project site. Additionally, as discussed in the Utilities and Service Systems section, the water supply assessment (WSA) prepared for the approved project by Eastern Municipal Water District (EMWD) concluded that EMWD could accommodate the project's demand for water supply, and no additional sources (such as additional groundwater) would be needed for the project. Thus, EIR531 concluded that the project would not affect any groundwater wells in the region. (DEIR531 p. IV.J-31).*

No New Impact. The proposed Project lies within the same area as previously analyzed under EIR531. Overall runoff volumes of SP382S1 will have a less than significant effect on groundwater recharge as additional open space will be provided as a result of 426 fewer homes than originally proposed. Development of TTM37449 entails approximately 50 percent of surfaces to become impervious. However, proposed Basins H and B will allow flows from these impervious areas to be retained and infiltrated to the extent of the natural infiltration capacity of the underlying soil. Project design considerations minimize the impacts of the addition of impervious surfaces to the site by providing for open spaces, parks and water quality basins allowing for infiltration. Further, runoff from rooftops will be directed to adjacent landscape areas for infiltration into the groundwater system. Remaining runoff is collected and conveyed via the proposed storm drain to Basins H and B. Basin B is an infiltration basin and Basin H is a bioretention facility with no lining; both of which will allow infiltration of flows from impervious areas to infiltrate into the ground. (WEBB-B, pp. 9-10). EIR531 identified that the Project is served by EMWD which can accommodate the Project's demand for water supply and that no additional sources (such as additional groundwater) are required to meet water demand. As SP382S1 will result in 426 fewer homes and TTM 37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas, further support that additional sources to meet water demand such as groundwater, are not required. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- c-e) *EIR531 Conclusion: Less than Significant Impact. EIR531 determined that the project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, and the project would not result in substantial erosion or siltation on- or off-site. During construction of the project, the project applicant would be required to prepare and submit a Notice of Intent (NOI) prior to commencement of construction activities and prepare and implement a Storm Water Pollution*

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

Prevention Program (SWPPP) in compliance with General Construction Permit requirements. The SWPPP would describe the BMPs to be implemented during the project construction activities. Through compliance with the General Construction Permit requirements, no significant impacts related to erosion and sedimentation would occur as a result of construction activities. During the project operation, water quality design features would address potential erosion and siltation impacts. Thus, EIR531 concluded impacts would be less than significant. (DEIR531 pp IV.J-19 – IV.J-20).

With implementation of BMPs outlined in the SWPPP and the project's proposed water quality design features, impacts related to erosion and loss of topsoil would be less than significant (DEIR531 p. IV.G-13). Further, the project would provide adequate stormwater drainage capacity to control the rate and volume of runoff from the project to not to exceed existing conditions. The project would not cause flooding on or off of the project site. Therefore, EIR531 concluded that impacts related to flooding would be less than significant. (DEIR531 p. IV.J-40).

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531 and is still subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements which includes preparation and implementation of a SWPPP for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of the Project are addressed as part of the project-specific Preliminary WQMP and grading permit process. A *Preliminary Hydraulic Study for TTM37449* was prepared by Albert A. WEBB Associates dated July 2018 (WEBB-A) which identifies that Basin H (Planning Area 8 of SP382S1) may be susceptible to hydromodification which is the alteration of the natural flow of water through a landscape. However, as discussed above, the site will be designed to mitigate increased runoff to reduce impacts from hydromodification. Additionally, a *Preliminary Project Specific Water Quality Management Plan* for TTM 37449 was prepared by Albert A. WEBB Associates dated July 2018 (WEBB-B) which identifies existing drainage patterns through SP382S1 Planning Areas 18 and 25. However, these Planning Areas have been preserved and will ultimately be dedicated for preservation in perpetuity to the Riverside Conservation Authority along with approximately 68 acres of open space (SP382S1 Planning Area 17) to be preserved in its natural drainage patterns. (WEBB-B, p. 9). Further, the Project will be required to prepare and submit a SWPPP with BMPs prior to the commencement of construction activities, and incorporate water quality design features to address potential erosion and siltation impacts and, as discussed above, the drainage facilities for the proposed Project are designed so as to capture increased flows so as not to cause flooding on or off the Project site.

Thus, through project design and compliance with existing regulations and policies, the proposed Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, and will not result in substantial erosion or siltation on- or off-site, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- f) *EIR531 Conclusion: Less than Significant Impact. Implementation of the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. A drainage plan was developed for the project. A total of six existing storm drain systems and one proposed storm drain system have been identified that would limit the maximum flow rate the project could convey to the connection point. As a result, the storm drain*

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

alignments and hydrology were prepared in a manner to balance the project's watershed areas. The balancing of the watershed would result in a drainage solution for the proposed condition flow rates to produce flow rates that would be equal or less than the existing approved flow rates for the downstream systems. Additionally, the proposed storm drain alignments identified potential locations for detention basins and Low Impact Development "Best Management Practices" (LID BMPs) that would function as part of the drainage solution. The detention basins would be used to mitigate increased runoff to satisfy the criteria for "Hydrological Conditions of Concern" (HCOC). The project's drainage would require several detention basins at the downstream end of the proposed facilities in order to satisfy the criteria for HCOCs. Thus, EIR531 concluded that the project would provide adequate stormwater drainage capacity and would not exceed the existing or planned stormwater drainage system; impacts would be less than significant. (DEIR531 pp. IV.J-31 – IV.J-39).

No New Impact. The proposed Project lies within the same area as previously analyzed under EIR531. Further, the Project will not increase capacity beyond plan drainage system. As further discussion above, a WQMP for projects located within the Santa Margarita Watershed was adopted in 2014 which identifies directions for using low impact development (LID) principles in addressing post-project water quality and hydromodification criteria for new developments. Thus, all water will be treated before entering the storm drain system so as not to provide substantial additional sources of polluted runoff. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- g) *EIR531 Conclusion: Less than Significant Impact. As stated previously, the project is located partially in the Federal Emergency Management Agency (FEMA) Flood Zone D and partially in an area zoned as a "No Special Flood Hazard Area." The project would implement the use of a natural stream and proposes planning areas that would encroach into the 100-year flood plain. A roadway (South Street; named "Autumn Glen Circle" in SP382S1) would be constructed across the 100-year flood plain that would include the use of a concrete culvert structure to allow the 100-year flow rate to pass under the road. Moreover, rip-rap armoring would be used along the roadway slopes to protect against erosion and scour. The proposed culvert would be designed in a manner that would not elevate the water surface elevation in order not to impact upstream or downstream property owners. Therefore, EIR531 concluded that the project impacts related to the 100-year flood plain would be less than significant. (DEIR531 p. IV.J-39).*

No New Impact. The proposed Project lies within the same area as previously analyzed under EIR531. Further, the Project has been designed to accommodate flows for the 100-year storm event. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- h) *EIR531 determined that the project is not located near any volcanoes, and does not have steep slopes subject to mudflows. Regarding seiches, there are two lakes (Lake Skinner and Diamond Valley Lake) located in the region, but the Geotechnical Report prepared for EIR531 concluded that the project is far enough away from these lakes that the risk of flooding due to seicheing is negligible. Therefore, EIR531 concluded no significant impacts related to seiche, mudflow, or volcanic hazard would occur. (DEIR531 p. IV.G-13).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531 and thus will not be subject to seiche, mudflow, or volcanic hazard given the site's distance to the water bodies and volcanoes. Tsunamis and seiches are not a considerable risk at the Project site (GW, p. 12). No other geologic hazards were identified in prior analysis.

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

Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- i) *EIR531 Conclusion: Not specifically analyzed because this threshold was not applicable at the time of EIR531. However, adequate information is provided in EIR531 to make an impact determination. EIR531 states the project is located within the regulatory boundaries of the Water Quality Control Plan for the San Diego Regional Water Quality Control Board (San Diego RWQCB). As stated in EIR531, the Water Quality Control Plan generally defines, "...the condition of the existing water quality, the beneficial uses of the regions surface and ground water, and local water quality conditions and problems (DEIR531 p. IV.J-3)." Further, "...[Water Quality Control] plans are to conform to the policies set forth in the Porter-Cologne Act and established by the SWRCB [State Water Resources Control Board] in its State water policy. The Porter-Cologne Act provides that a RWQCB may include within its [water quality control] plan water [sic] discharge prohibitions applicable to particular conditions, areas, or types of waste (DEIR531 p. IV.J-8)." The beneficial uses of each receiving water to which the Project is tributary are reproduced from the Water Quality Control Plan and listed in Table IV.J-1, including the list of constituents causing water quality impairments to any of said receiving waters (i.e. Clean Water Act Section 303(d)). (DEIR531 p. IV.J-3). The watershed-wide municipal stormwater permit ("MS4 permit") implements one of many efforts described in the Water Quality Control Plan that are designed to improve water quality and achieve the Plan's water quality objectives. EIR531 describes how the project is subject to the requirements of the MS4 permit in the form of a "Water Quality Management Plan (WQMP)." The WQMP describes post-construction best management practices (BMPs) that would achieve Best Conventional pollutant control Technology (BCT) and Best Available economically achievable Technology (BAT) performance standards that target primary pollutants of concern (Table IV.J-2) (DEIR531, p. IV.J-23). EIR531 evaluates the effectiveness of the water quality measures designed for the Project from the Preliminary WQMP and determines the seven proposed extended detention basins and other smaller elements would address the anticipated and expected pollutants of concern from the operational phase of the project and ensure that water quality standards are met. Because the project as described in EIR531 will be conditioned to meet current regulations that implement construction-phase and operational-phase BMPs for the protection of water resources as adopted and regulated by the San Diego RWQCB and SWRCB as is consistent with their water quality control plans, the project will not conflict or obstruct the Water Quality Control Plan for the watershed.*

EIR531 identifies that the project is located within the Santa Margarita River Watershed and overlies the Temecula Valley Groundwater Basin as defined by the state Department of Water Resources' Bulletin 118 report (DEIR531 p. IV.J-4). The project includes Site Design, Source Control and Treatment Control BMPs to reduce impacts on groundwater quality (DEIR531, p. IV. J-26). Further, the Project drainage system is designed so that "...runoff volumes from the site would continue to be available for groundwater recharge...and no deficit to groundwater or lowering of the groundwater table would occur as a result of drainage changes to the Project site" (DEIR531, p. IV.J-31). Additionally, as discussed in EIR531 Section IV.P (Utilities and Service Systems – Water), the water supply assessment (WSA) prepared for the Project by Eastern Municipal Water District (EMWD, 2013) concluded that EMWD could accommodate the Project's demand for water supply, and no additional sources (such as additional groundwater) would be needed for the Project (based on the analysis in EMWD's 2010 Urban Water Management Plan [UWMP]). Thus, the Project would not affect any groundwater wells in the region. (It can be assumed therefore that the Project was accounted for in EMWD's 2015 UWMP

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

as well.) EIR531 concludes the Project impacts related to groundwater recharge would be less than significant. (DEIR531, p. J-31)

The proposed Project lies within the same area as previously analyzed under EIR531. While, EIR531 did not clarify that the Santa Margarita River Watershed is an adjudicated watershed (for both surface and groundwater). As of January 1, 2015, adjudicated areas are not required to prepare a sustainable groundwater management plan, but instead are required by the Sustainable Groundwater Management Act (SGMA) to report groundwater elevation, extraction, recharge, consumption, and change in storage information to the state on an annual basis according to Water Code 10720.8. The Santa Margarita River Watershed Watermaster is the court-appointed entity that administers and enforces provisions regarding rights to surface water and groundwater throughout the watershed, and who publishes an annual report with this information. Because the Project is located within an adjudicated basin that is not required to prepare a sustainable groundwater management plan, it will not conflict or obstruct a sustainable groundwater management plan. It can be deduced from this analysis that because there would be a less than significant impact to recharge as previously analyzed in EIR531, the same level of impact from the Project would occur if a sustainable groundwater management plan had been in place, and that plan would have been well aware of the Project proposal and accounted for, and the Project would not conflict or obstruct the activities of said plan. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
LAND USE/PLANNING Would the project:				
20. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, WEBB-C

Findings of Fact:

- a) *EIR531 Conclusion: Less than Significant. The project's existing zoning, per SP382 and its associated zoning ordinance, is Specific Plan (SP) Zone (Belle Terre Specific Plan No. 382). The surrounding zoning immediately adjacent to the Project site includes A-1-5 (Light Agriculture), A-1-10 (Light Agriculture), and SP Zone (Domenigoni Barton Specific Plan No. 310) to the north; R-R (Rural Residential) and A-P (Light Agriculture with Poultry) to the east; A-P (Light Agriculture with Poultry) and R-1 (One-Family Dwellings) to the south; and R-1 (One-Family Dwellings), R-5 (Open Area Combining Zone Residential Developments), A-1-2 ½ (Light Agriculture), and SP Zone (Winchester Specific Plan No. 286) to the west. Existing land use designations surrounding the project site include Low-Density Residential (LDR) to the north; Medium-Density Residential (MDR) to the south; Rural Mountainous to the east; and Medium-Density Residential to the west. As discussed previously, the project site is surrounded by existing and planned residential developments to the north, west, and southwest. Domenigoni-Barton Specific Plan (SP 310) lies directly to the north and northwest of the project site. The Keller Crossing Specific Plan (SP 380) is located to the northwest of the project site, across State Route 79. Located immediately west and southwest of the project is the master planned community of Winchester 1800 (SP 286). Other residential developments planned west and southwest of the project are Tentative Tract Map (TTM) 30837 with 320 single-family residential lots (approved in 2004), TTM 33423 with 132 single-family residential lots, and TTM 29883 with 491 single-family residential lots (currently under review by the County Planning Department). The remaining boundaries of the project adjoin existing open space, low-density rural development, and agricultural lands. Scattered, large lots, rural homesteads, and vacant parcels lie to the north, south and east of the project. The project includes development of residential and open space land uses that are similar to those that already existing in the project area and/or proposed. For this reason, the project would not develop land uses that are incompatible with existing and planned surrounding land uses. Therefore, EIR531 concluded impacts related to land uses would be less than significant. (DEIR531 pp. IV.K-6 – IV.K-7, FEIR531 p. IV-19). Based on the existing land use designations for the project, EIR531 determined that the project could be developed with approximately 1,128 residential dwelling units, an increase of 154 units as compared to what is planned under the existing land use designations. As such, although the project would result in more residential dwelling units than planned for the in the County's General Plan, the land uses and the number of dwelling units are substantially similar to what was planned for the site by the County. Nonetheless, EIR531 incorporated Mitigation Measure K-1 to ensure that no significant impacts related to land use and planning would occur based on the generation of more traffic than what was originally allowed for under the Highway 79 policies.*

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

The project is consistent with the applicable land use designations and policies of the County's General Plan, including the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy and applicable County General Plan policies (refer to Table IV.K-3 in DEIR531, pp. IV.K-15 – IV.K-55). The project is within the Highway 79 Policy Area; EIR531 determined that implementation of the proposed Project would be consistent with the policy with implementation of Mitigation Measure K-1. (DEIR pp. IV.K-7 – IV.K-55, IV.K-57, FEIR531 p. IV-19). Thus, EIR531 concluded that impacts would be less than significant, with implementation of Mitigation Measure K-1. (DEIR531 pp. I-29 - I-30, IV.K-5 – IV.K-6, IV.K-57, FEIR531 p. IV-18)

No New Impact. The proposed Project is located within the same area as previously analyzed in EIR531. SP382S1 reduces the overall number of homes in the Belle Terre community from 1,282 homes to 856 homes which will result in 426 fewer housing units overall than previously analyzed in EIR531. TTM37449 proposes 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 home previously analyzed for development within these planning areas (272 fewer than originally proposed) and consistent with SP382S1 and as analyzed by EIR531; similar to surrounding land uses that have developed as single family homes. Hence, the Project will not develop land uses that are incompatible with existing and planned surrounding land uses. Further, EIR531 identified that the Project was consistent with the Highway 79 Policy Area with implementation of Mitigation Measure K-1 which identified that in order to be consistent with the Highway 79 Policy Area the number of units that may be constructed cannot exceed 6,892 trips (associated with development of 724 units) unless transportation improvements are implemented. Not only does the project implement project design features and mitigation measures to reduce impacts from traffic but the Project proposes construction of 372 dwelling units generating 3,512 daily trips (WEBB-C, p. 4-2); well under the cap. To maintain consistency with the Highway 79 Policy Area, as was previously analyzed in EIR531, the number of dwelling units that may be constructed from future implementing projects under SP382S1, cannot exceed 6,892 trips (associated with development of 724 dwelling units) unless transportation improvements are implemented. SP382S1 reduces the overall number of units that may be developed within the entire Belle Terre community from 1,282 to 856 units. However, future implementing projects that may exceed the overall trip or unit count for the Belle Terre site, shall still be required to implement additional transportation improvements. As such, the proposed Project remains in compliance with the Highway 79 area policies. Mitigation Measures K-1 has been revised for clarity as follows:

Mitigation Measure K-1: Highway 79 Policies

Prior to approval of an implementing project issuance of building permits, the County shall ensure compliance with the Highway 79 Policy Area Condition of Approval. The calculated maximum amount of dwelling units within the Specific Plan is 724 for typical consistency with the Highway 79 Policy Area. The allowable number of units may be altered shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Policy Area Condition of Approval. If the Highway 79 policies are amended, implementing projects shall show how they are consistent with the policies as amended the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the application of the Highway 79 policies' requirements Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units as originally approved in

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

the Specific Plan have been evaluated throughout the Belle Terre Specific Plan EIR.

Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: No Impact. The project site is undeveloped and is located near other single-family residential developments. The project is not located in an established community that could be divided or disrupted by the project (including a low-income or minority community). Thus, EIR531 concluded no impacts would occur (DEIR531, p. IV.A-5).*

No New Impact. The proposed Project is located within an undeveloped area with no established community and occupies the same area as previously analyzed. Thus, the Project will not disrupt or divide an established community (including a low-income or minority community). Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: Mitigation measure K-1 related to this issue as identified in EIR531 remains in effect as revised.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
MINERAL RESOURCES Would the project:				
21. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531

Findings of Fact:

- a) *EIR531 Conclusion: Less than Significant Impact. The project comprises a designation of Mineral Resource Zone 3A (MRZ-3A), where available geologic information indicates that mineral deposits are likely to exist, but the significance of the deposit is undetermined, and unstudied. MRZ-3A covers thousands of acres in the County thus EIR531 determined that development of the project would not substantially affect the availability of any mineral deposits beneath the site, given that these potential mineral resources are likely available throughout the County. Therefore, EIR531 concluded impacts related to the loss of availability of a known mineral resource would be less than significant. (DEIR531 p. IV.A-5).*

No New Impact. The proposed Project lies within the same area as previously analyzed. As such, development of the proposed Project will result in the same disturbance area which lies within MRZ-3A. As analyzed by EIR531, the proposed Project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that is of value to the region or the residents of the State. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

- b-c) *EIR531 Conclusion: No Impact. EIR531 stated that the project does not contain a mineral resource recovery site, is not located near any active mines, and is not part of nor located near any abandoned quarries or mines. Thus, EIR531 concluded no impacts would occur. (DEIR531 p. IV.A-5).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531 which does not contain a mineral resource recovery site, is not located near any active mines, and is not part of nor located near any abandoned quarries or mines. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR531.

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

NOISE Would the project result in:

22. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, RCALUC

Findings of Fact:

- a-b) *EIR531 Conclusion: No Impact. EIR531 determined that the project site does not fall within an Airport Master Plan, does not fall within the boundaries of an airport influence area, is not located within two miles of an airport, and is not located within the vicinity of a private airstrip or heliport. The airport closest to the project is the French Valley airport. EIR531 stated that review of County's Airport Land Use Compatibility Plan and Map show that the project is outside of the French Valley Airport compatibility zones. Thus, EIR531 concluded no impacts related to these thresholds would occur. (DEIR531 pp. IV.A-4, IV.A-6).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531. No new airports have been located in the vicinity of the Project site since EIR531 was certified. The French Valley Airport is the closest airport to the Project site, located approximately 3 miles southwest of the Project site. Additionally, the Project site is located outside of the French Valley Airport's compatibility zones (RCALUC). Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

23. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, WEBB-C

Findings of Fact:

- a) *EIR531 Conclusion: Significant and Unavoidable. EIR531 stated that future residents of the project site would be exposed to noise levels associated with traffic traveling on roadways near the site, and consequently there may be a potential highway noise impact (DEIR531, p. 24 of Appendix I). EIR531 does analyze the impacts of traffic noise on roadway segments surrounding the project site. While the project will cause increases in traffic noise for all the roadway*

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

segments, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road during the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds; thus, EIR531 concluded impacts would be significant and unavoidable along these segments. (DEIR531 pp. IV.L-21 – IV.L-24, IV.L-29, FEIR531 p. IV-19).

EIR531 concluded that with implementation of Mitigation Measure L-3, the project would not result in a substantial permanent increase in ambient noise levels associated with on-site operation in the project vicinity above levels existing without the project. However, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road during the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds; thus, EIR531 concluded impacts would be significant and unavoidable along these segments. (DEIR531 pp. IV.L-21 – IV.L-24, IV.L-29, FEIR531 p. IV-19).

EIR531 stated that increased ambient noise levels at adjacent single-family housing and park near the intersection of Fields Drive and Brookridge Lane would be substantial during construction phases with significant heavy-duty equipment in operation near this intersection. However, EIR531 concluded that the project would have to comply with County regulations governing construction noise (included as Mitigation Measures L-1 and L-2) that would ensure temporary noise impacts related to construction noise would be less than significant. (DEIR531 pp. IV.L-19 – IV.L-21, IV.L-28).

The project would include noise-sensitive residential receptors within the project area. To assess potential impacts on future residents, a 24-hour Community Noise Equivalent Level (CNEL) noise measurement was performed to evaluate whether ambient noise levels in the project area are compatible for new residential uses. Ambient noise at the project site is approximately 52.7 CNEL. As shown on Table IV.L-2 of DEIR531, the California State Department of Health Services considers these levels to be “Normally Acceptable.” Conventional building construction and features such as single-glazed windows and fresh air supply system or air conditioning would be included in the project’s design that reduce noise by about 24 dBA. The resulting 28.7 dBA would not exceed the 45 dBA maximum set by the California Noise Insulation Standards (California Code of Regulations, Title 24). Therefore, EIR531 concluded impacts related to noise and land use compatibility would be less than significant. (DEIR531 p. IV.L-24).

No New Impact. The proposed Project lies within the same area that was previously analyzed in EIR531. The land uses of SP382S1 remain the same as those previously analyzed in EIR531. However, residential land uses will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas and will generate traffic trips within what was anticipated by EIR531 and will generate approximately 3,512 daily trips (WEBB-C, p. 4-2), which is well within EIR531’s 12,205 daily trips generated for the entire Belle Terre Specific Plan (DEIR531, p. IV.O-39). As traffic trips contribute to highway noise, it can be concluded that because SP382S1 will reduce homes by 426 and TTM37449 will develop 227 fewer homes than previously analyzed for Planning Areas 1, 3, 4, and 7 under EIR531, implementation of the proposed Project will not result in an increase of highway noise. As roadway noise is a primary cause related to an increase in permanent noise levels, it can be concluded that because the SP382S1 will reduce homes by 426 and TTM37449 will develop 227 fewer homes than

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

previously analyzed under EIR531, implementation of the proposed Project will not result in an increase in noise levels. Further, the Project will still be conditioned and required to implement Mitigation Measure L-3 to reduce noise impacts. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531 related to a permanent increase in ambient noise levels.

EIR531 anticipated temporary noise increases related to project construction. Similar to the analysis in EIR531, implementation of Mitigation Measures L-1 and L-2 will reduce temporary, periodic noise levels to a less than significant impact and the Project will still be required to comply with County regulations regarding construction noise. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531 related to a temporary increase in ambient noise.

Finally, the noise measurements identified within EIR531 remain applicable to the proposed Project. The Project will implement the same design features discussed in EIR351 to reduce noise levels and will not exceed the 45 dBA maximum noise threshold as set by the California Noise Insulation Standards. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531 resulting in generation of noise in excess of established standards.

- b) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that construction groundborne vibration impacts would not exceed the potential building damage threshold of 0.2 inches per second. Vibration annoyance levels would be approximately 47 VdB which would not exceed the 75 VdB threshold for residential land uses. Therefore, EIR531 concluded impacts related to construction vibration would be less than significant. The project would not include significant stationary sources of groundborne vibration, such as heavy equipment operations. Operational groundborne vibration in the project's vicinity would be generated by vehicular travel on the local roadways. However, similar to existing conditions, project-related traffic vibration levels would not be perceptible by sensitive receptors. Further, EIR531 stated that the project is not located near any railroad and concluded no impacts would occur (DEIR531 p. IV.A-6). Therefore, EIR531 concluded impacts related to operational groundborne vibration would be less than significant. (DEIR531 pp. IV.L-24 – IV.L-25).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The land uses of SP382S1 remain the same but will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. Thus, construction vibration remains as identified in EIR531 and will not exceed the 75 VdB threshold for residential land uses. Given the project will result in development of fewer homes resulting in fewer vehicular trips, traffic vibration levels with implementation of the proposed Project will be less than what was analyzed in EIR531 and will not be perceptible by sensitive receptors. Further, the proposed Project lies within the same area as previously analyzed in EIR531 and does not propose the construction of new or a modification of existing rail lines and is not located within the vicinity of a rail line. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

PALEONTOLOGICAL RESOURCES:				
24. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR531

Findings of Fact:

a) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 determined that the project has a combination low potential and undetermined potential for paleontological resources. Although no unique paleontological resources are known to exist within the project site, considering the low potential determination for portions of the site, in the unlikely event that paleontological resources are encountered during ground disturbing activities, Mitigation Measure F-10 shall be incorporated. EIR531 concluded that with implementation of Mitigation Measure F-10, impacts related to paleontological resources would be less than significant. (DEIR531 p. IV.F-42, FEIR531 p.IV-16).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. As such, development of the proposed Project will result in the same disturbance area. Mitigation Measure F-10 remains in effect for the proposed Project in the inadvertent discovery of paleontological resources. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
POPULATION AND HOUSING Would the project:				
25. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR531

Findings of Fact:

- a) *EIR531 Conclusion: No Impact. EIR531 stated that the project site is not developed and the site does not contain any housing or residential populations. Thus, EIR531 concluded no impacts would occur. (DEIR531 p. IV.A-6).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531, and is currently vacant and undeveloped. Thus, the Project will not displace any existing housing or people, since no existing housing is present. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.b) *EIR531 Conclusion: No Impact. EIR531 stated that the project includes residential development only, and does not include retail or educational land uses that could generate lower-income employment, creating a need for low-income housing. As such, EIR531 concluded no impacts would occur. (DEIR531 pp. IV.M-7 – IV.M-8).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531, and includes residential development. No uses that create a demand for affordable housing are proposed. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.c) *EIR531 Conclusion: Less than Significant Impact. The related projects listed on Table II-1 in Section II (Environmental Setting) of DEIR531 that include residential land uses would create 3,556 dwelling units within the County. It is possible that some of the sites of these related projects already include residential land uses that would be removed with implementation of the related projects, and as such, the total net number of dwelling units that would be created would be fewer than 3,556. However, for a conservative analysis, EIR531 assumed that all 3,556 dwelling units would be net new units. With implementation of the project, the number of cumulative housing units would be 4,838 net units, generating approximately 15,397 cumulative residents (4,038 residents at the project site). This cumulative residential population and dwelling units would represent approximately 3.4 percent and 3.1 percent, respectively, of the projected increase in population and housing units between the years 2010 and 2035 in the County. Thus, cumulative growth associated with the project and the related projects would fall within the projected increase for population and housing growth for the County. Therefore, EIR531 concluded that cumulative impacts related to population growth would be less than significant. (DEIR531 pp. IV.M-11 – IV.M-12, FEIR531 p. IV-20).*

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

EIR531 further concluded that construction workers are not likely to relocate their households given the short-term construction period. EIR531 stated implementation of the project, which would result in the construction of open space and residential uses, would not generate any employment opportunities. EIR531 concluded that population growth due to residential development in the project would be consistent with the projected regional growth identified by SCAG and the project's projected population increase fits within the County, Western Regional Council of Governments, and unincorporated County projections and can be balanced in relation to local growth projections.

Further, although some utility and roadway infrastructure associated with the project would be "oversized," all utility and roadway infrastructure would be developed to serve the project and other currently planned / approved development in the area. As such, EIR531 concluded that implementation of the project would not result in substantial population growth. (DEIR531 pp. IV.M-8 – IV.M-10).

No New Impact. The proposed Project lies within the same area as was previously analyzed in EIR531. Residential land uses will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes through SP382S1 resulting in 1,342 fewer residents to the overall Belle Terre community³. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas; thus generating 715 fewer residents by TTM37449 than was originally analyzed and anticipated for these planning areas.⁴ Thus, the proposed Project will result in fewer housing units than previously analyzed in EIR531. Therefore, no new or substantially increased impacts result from the proposed Project

The Project includes residential development which will still not generate any employment opportunities and does not propose development of any additional infrastructure that was already analyzed that will induce population growth. SP382S1 reduces the number of homes from 1,282 homes (approved under SP382) to 856 homes which will result in fewer housing units than previously analyzed. TTM37449 proposes 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. Thus, implementation of the Project will not increase the site's intensity or population growth projections beyond what was already analyzed in EIR531. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

³ Population generation factor is 3.15 persons per household (pph) per EIR531. 1,282 dwelling units (DU) x 3.15 pph = 4,038 residents generated by approved SP382. Under SP382S1, 856 DU x 3.15 pph = 2,696 residents. Thus 4,038 residents - 2,696 residents = 1,342 fewer residents.

⁴ Population generation factor is 3.15 persons per household (pph) per EIR531. 599 DU x 3.15 pph = 1,887 residents generated by approved SP382. Under TTM37449, 372 DU x 3.15 pph = 1,172 residents. Thus 1,887 residents - 1,172 residents = 715 fewer residents.

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

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

26. Fire Services

Sources: EIR531, ORD 460, ORD 659

Findings of Fact:

30) *EIR531 Conclusion: Less than Significant Impact. EIR531 determined that since the project would allow up to 1,282 units, it would not generate the need for a new fire station as the County's standard for the establishment of a new fire station is the development of 2,000 dwelling units. The project includes a water tank to store extra water for emergency services, and all emergency access would be designed and constructed in consultation with the Riverside County Fire Department (RCFD) and in conformance with all RCFD standards pursuant to County Ordinance No. 460. Further, final pipeline design would insure facilities are sized to provide the maximum daily flow plus required fire flows (as determined by the County Fire Marshall) with a minimum residual pressure of 20 pounds per square inch. Any additional personnel, buildings, and materials costs (i.e., additional response unit) for fire services in the County related to buildout of the project would be offset through the payment of the required developer impact fee pursuant to County Ordinance No. 659. As such, EIR531 concluded that impacts would be less than significant related to fire services. (DEIR531 pp. IV.N-3 – IV.N-4).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. However, residential land uses will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes through SP382S1. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. Thus, implementation of the Project will still remain below the County's threshold of 2,000 homes necessitating the need for a new fire station. Similar to the analysis in EIR531, the Project will comply with County Ordinances No. 460 (ORD 460) and 659 (ORD 659) regarding fire services, payment of applicable developer impact fees, and will follow all RCFD standards as outlined in those ordinances. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

27. Sheriff Services

Source: EIR531

Findings of Fact:

31) *EIR531 Conclusion: Less than Significant Impact. EIR531 outlined a number of design features (i.e., lighting, visibility, fencing) that would reduce the project's demand on sheriff services. Additionally, the Riverside County Sheriff's Department (RCSD) would review individual developments under the project and advise on crime prevention features appropriate for the design and function of the project. Compliance with the requirements of the RCSD would reduce*

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

the project's demand for sheriff services, and no new or altered facilities would be needed as a result of the project. Therefore, EIR531 concluded that impacts related to police protection services would be less than significant. (DEIR531 pp. IV.N-7 – IV.N-8).

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. Residential land uses will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes through SP382S1. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Project will be required to incorporate all applicable design features as described in EIR531 to reduce demand on sheriff services and TTM37449 will be required to be reviewed by RCSD for advisement on crime prevention features. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

28. Schools

Sources: EIR53, TVUSD

Findings of Fact:

32) *EIR531 Conclusion: Less than Significant Impact. The project would generate a total of approximately 1,032 students, including approximately 495 elementary students, 247 middle school students, and 290 high school students. EIR531 stated that it is possible that some of the students associated with the project would already reside in areas served by Hemet Unified School District (HUSD) and Temecula Valley Unified School District (TVUSD) and already would be enrolled in HUSD and TVUSD schools. For a conservative analysis, EIR531 assumed that all of the project's residential units would generate HUSD/TVUSD students and that the students associated with the project would be new to the HUSD and TVUSD. EIR531 stated that pursuant to the California Government Code, payment of the school fees established by the HUSD and TVUSD in accordance with existing rules and regulations regarding the calculation and payment of such fees would, by law, mitigate any potential direct and indirect impacts to schools. Therefore, EIR531 concluded that impacts related to school services would be less than significant. (DEIR531 pp. IV.N-13 – IV.N-14).*

No New Impact. The Project lies within the same areas as previously analyzed in EIR531. However, residential land uses will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes through SP382S1. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Belle Terre community is projected to generate 1,342 fewer residents to the overall while TTM37449 is projected to generate 715 fewer residents than was originally analyzed and anticipated for these planning areas. Thus, implementation of the Project will result in a decrease in the amount of future students projected to attend schools in HUSD or TVUSD as compared to the analysis in EIR531. The Project Applicant will still be required to pay all applicable school fees or special taxes related to school impacts. Further, since adoption of EIR531, a portion of HUSD boundaries have been annexed in to TVUSD which includes the entire community of Belle Terre community. TVUSD has further identified that a School Facilities Agreement dated August 15, 2011, satisfies all related landowner responsibilities and that the TVUSD no longer plans to build

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

a school within the Belle Terre Specific Plan (TVUSD). Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

29. Libraries

Sources: EIR531, ORD 659

Findings of Fact:

33) *EIR531 Conclusion: Less than Significant Impact. The project would introduce approximately 4,038 residents to the project site and would increase the need for library at the site. The County's General Plan seeks to maintain a standard of 2.5 volumes and 0.5 square feet of library space per capita. Under this standard, the project would generate the need for approximately 10,095 volumes of library material and 2,019 square feet of library facilities. Under the Library District standards, the project would generate the need for approximately 4,845 volumes of library material and 2,019 square feet of library facilities. EIR531 stated that the project developers would be required to pay developer impact fees in accordance with County Ordinance No. 659 that would help to offset the project's demand for library services. Additionally, property taxes would contribute to the library system. Therefore, EIR531 concluded that impacts related to libraries would be less than significant. (DEIR531 pp. IV.N-17 – IV.N-18).*

No New Impact. The Project lies within the same areas as previously analyzed in EIR531. However, residential land uses will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes through SP382S1. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Belle Terre community is projected to generate 1,342 fewer residents overall, while TTM37449 is projected to generate 715 fewer residents than was originally analyzed and anticipated for these planning areas. Thus, implementation of the Project will result in a decrease in the projected number of residents requiring the need for library services compared to the analysis in EIR531. The proposed Project will still be required pay all development impact fees required per ORD 659. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

Source: EIR531

Findings of Fact:

- 34) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that the residents in the project would pay property taxes and other development fees, a portion of which would go toward the maintenance, expansion, and/or development of medical facilities. Thus, implementation of the project is not expected to substantially impact health services in the area. Therefore, EIR531 concluded that impacts related to health services would be less than significant. (DEIR531 p. IV.N-21).*

No New Impact. The Project lies within the same areas as previously analyzed in EIR531. However, residential land uses will be reduced in density for the overall Belle Terre site from 1,282 homes to 856 homes through SP382S1. Implementing TTM37449, proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Belle Terre community is projected to generate 1,342 fewer residents overall, while TTM37449 is projected to generate 715 fewer residents than was originally analyzed and anticipated for these planning areas. Thus, implementation of the Project will result in a decrease in the projected number of residents requiring the need for health services compared to the analysis in EIR531. The proposed Project will still be required to contribute development fees, a portion of which will go towards maintenance or development of medical facilities. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

RECREATION Would the project:

31. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, RCC

Findings of Fact:

a-b) *EIR531 Conclusion: EIR531 inadvertently omitted a direct discussion of these thresholds. EIR531 does analyze a slightly different question, which is similar to thresholds above: The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities, need for new or physically altered parks and recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks and recreational facilities, and impacts related to this issue would be less than significant (DEIR, p. IV.N-26). EIR531 stated that approximately 150.8 acres or 45.2 percent of the total acreage within the project are planned as one of the following four open space classifications: Open Space-Recreation (OS-R), Open Space-Recreation/Basin (OS-R), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH). These areas would be designed to cater to the anticipated market segment of the project's community and comply with the intent of the County's minimum park/open space standards. As per the County's requirements of five acres of parkland per 1,000 persons, 20.6 acres are designed for active park uses as part of the project. The County would require that the project include a minimum of 20.2 acres of parkland, using an assessment factor of five acres of parkland per 1,000 residents. As such, EIR531 concluded that the amount of parkland provided as part of the project would exceed the County's requirements for parkland and impacts related to parks and recreational services would be less than significant. (DEIR531 pp. IV.N-26 – IV.N-27).*

No New Impact. The proposed Project lies within the same area that was previously analyzed in EIR531. The land uses of SP382S1 remain the same as those previously analyzed. However, residential land uses within the Belle Terre community will be reduced overall from 1,282 homes to 856 homes. TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Belle Terre community lies within the Valley-wide Recreation and Park District (VWRPD) whose park requirements are to provide a total of five acres of parkland per 1,000 persons. **Table E, Parkland Requirements for SP382S1, and Table F, Parkland Requirements for TTM37449,** below, identifies the required park acreage for the entire Belle Terre community as per SP382S1 and TTM37449.

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

Table E, Parkland Requirements for SP382S1

Type of Dwelling Unit	Number of Dwelling Units	VWRPD Population Generation Factor	Total Population	Park Ratio Requirement (Acres: Per Number of Residents)	Required Parkland Acreage
Single Family	693	3.12	2,162	5:1,000	10.81
Multi-Family	163	3.01	491	5:1,000	2.45
Total					13.26

Table F, Parkland Requirements for TTM37449

Type of Dwelling Unit	Number of Dwelling Units	VWRPD Population Generation Factor	Total Population	Park Ratio Requirement (Acres: Per Number of Residents)	Required Parkland Acreage
Single Family	327	3.12	1,020	5:1,000	5.10
Total					5.10

The overall Belle Terre community provides for 16 acres of parks that meet VWRPD requirements with an additional 7.9 acres of community recreational uses. Project developer will be conditioned to construct a public park within Planning Area 5 concurrently with any development that occurs within Planning Areas 1, 3, 4 or 7 prior to the issuance of the first occupancy permit. Planning Area 5 provides for a four acre park, just short of the 5.1 acre requirement. However, VWRPD has approved the size and location of the ultimate number of parks throughout the Belle Terre community under SP382S1. Thus, parkland requirements will ultimately be met upon buildout of the Belle Terre community and the community park areas will be provided as part of the Belle Terre community in addition providing additional park amenities throughout the community. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- c) *EIR531 Conclusion: No Impact. EIR531 determined that the project is not located within a Community Service Area, recreation or park district. Thus, EIR531 concluded no impacts related to parks or recreation would occur. (DEIR531 p. IV.A-7).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531 and is not located within a Community Service Area or park district (RCC). Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
32. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source: EIR531

Findings of Fact:

a) *EIR531 Conclusion: EIR531 inadvertently omitted a direct discussion of this threshold.*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. SP382S1 contains a comprehensive sidewalk, bike lane and decomposed granite walkway systems that will connect neighborhoods to parks, recreational areas, and parks. This will help facilitate non-vehicular circulation and will not result in environmental impacts as these systems will be developed within dedicated right-of-way. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
TRANSPORTATION Would the project:				
33. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, RCTC, WEBB-C

Findings of Fact:

- a) *EIR531 Conclusion: Significant and Unavoidable. The project would generate traffic that would exceed the significance thresholds for intersections and road segments, but the implementation of roadway improvements would reduce this impact to less than significant. However, some of the impacted intersections fall within other jurisdictions outside of the County of Riverside. Since the County can't enforce implementation of improvements at intersections outside of their jurisdiction, impacts at these intersections and roadway segments would remain significant and unavoidable (DEIR531 pp. IV.O-38 – IV.O-71, FEIR531 p. IV-23). The impact is significant and unavoidable even with the implementation of Mitigation Measures O-1 through O-6. (DEIR531, pp. IV.O-121 – IV.O-125).*

The project's consistency with relevant policies, plans, and programs related to transportation/traffic is discussed in detail in Section IV.K (Land Use and Planning). As discussed, the project would be consistent with all relevant policies related to public transit, bikeways, and pedestrian facilities. Therefore, impacts related to this issue would be less than significant. (DEIR531 p. IV.O-73, FEIR531 p. IV-24).

Less Than Significant New Impact with Mitigation Incorporated. The proposed Project occupies the same area as previously analyzed in EIR531 and does not increase the land use site intensity. A *Traffic Impact Analysis (TIA) for TTM37449* was prepared by Albert Webb Associates dated April 2019 (WEBB-C) to analyze traffic resulting from the development of the implementing Project. The Project will generate approximately 3,512 daily trips (WEBB-C, p. 4-2), which is within the 12,205 daily trips analyzed and anticipated for buildout of the Belle Terre community under EIR531 (DEIR531, p. IV.O-39). Thus, the anticipated traffic from the proposed Project site has already been considered within EIR531.

The Project is proposed to be constructed in three phases across approximately 76.5 acres as follows:

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

- Phase 1 – Construct 97 single family detached homes
- Phase 2 – Construct 95 single family detached homes
- Phase 3 – Construct 180 single family detached homes

Phases 1 and 2 will have access to Belle Terre Parkway to the east which leads to Fields Drive and Keller Road. Phase 3 will have access to Belle Terre Parkway to the west which leads to Fields Drive and Keller Road.

The Phase 1 site plan includes the following:

1. North/South (N/S) driveway at Belle Terre Parkway with two-way stop control.
2. East/West (E/W) driveway at Belle Terre Parkway with one-way stop control.

The Phase 2 site plan includes the following:

1. E/W driveway (northern) at Belle Terre Parkway with one-way stop control.
2. E/W driveway (southern) at Belle Terre Parkway with two-way stop control.

The Phase 3 site plan includes the following:

1. E/W driveway (northern) at Belle Terre Parkway with one-way stop control.
2. E/W driveway (southern) at Belle Terre Parkway with two-way stop control.
3. N/S driveway at Fields Drive with one-way stop control.

Based on the TIA, a significant impact occurs if the proposed Project causes an intersection to degrade to an unacceptable level of service from an acceptable level of service or causes further delay for an already failing intersection. For intersections in the County of Riverside, the determination of significant impacts used in this study is based on the County of Riverside *Traffic Impact Analysis Guidelines Section 9.0 CEQA Compliance and Documentation*, with modifications to accommodate the varying acceptable LOS standards in different jurisdictions (WEBB-C, pp. 3-18 – 3-19):

- When existing traffic conditions (Analysis Scenario 1) exceed the General Plan target LOS.
- When project traffic, when added to existing traffic (Analysis Scenario 2), will deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.
- When cumulative traffic (Analysis Scenario 3) exceeds the target LOS, and impacts cannot be mitigated through the TUMF network (or other funding mechanism), project conditions of approval, or other implementation mechanisms.

For signalized intersections impacts are considered significant if the following occur:

- Any study intersection that is operating at a LOS 'A', 'B', 'C' or 'D' for any study scenario without project traffic in which the addition of project traffic causes the intersection to degrade to a LOS 'E' or 'F'.

In this scenario, the Project shall mitigate the impact to bring the intersection back to at least LOS 'D'.

- Any study intersection that is operating at a LOS 'E' or 'F' for any study scenario without project traffic

In this scenario, the Project shall mitigate any impacts so as to bring the intersection back to the overall level of delay established prior to project traffic being added.

- For scenarios which include the addition of Cumulative Project Traffic (i.e. shared impacts).

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

In this scenario, the study intersections shall be mitigated to LOS 'D' or better.

And last, for unsignalized intersections an impact is considered significant if the study determines that either Section A or both Section B and Section C occur as identified below:

Section A

The addition of project related traffic causes the intersection to move from an acceptable LOS to an unacceptable LOS

OR

Section B

The project contributes additional traffic to an intersection that is already projected to operate at an unacceptable LOS with background traffic

AND

Section C

One or both of the following conditions are met:

- The project adds ten (10) or more trips to any approach
- The intersection meets the peak hour traffic signal warrant after the addition of project traffic.

Once a significant impact has been determined at an unsignalized intersection, mitigation shall be provided as follows:

- For scenarios involving project traffic but not Cumulative Project Traffic, the LOS shall be mitigated to either an acceptable LOS for case a) above or to pre-project LOS and delay for case b) above.
- For scenarios that include Cumulative Project Traffic study intersections shall be mitigated to an acceptable LOS.

TIA evaluated the following study scenarios for evaluation of potential traffic impacts:

- Year 2018 Existing Conditions (E)
- Year 2019 Existing Plus Project Conditions (E+P) Phase 1
- Year 2021 Existing Plus Project Conditions (E+P) Phase 2
- Year 2022 Existing Plus Project Conditions (E+P) Phase 3
- Year 2019 Existing Plus Ambient Growth Plus Project Conditions (E+A+P) Phase 1
- Year 2021 Existing Plus Ambient Growth Plus Project Conditions (E+A+P) Phase 2
- Year 2022 Existing Plus Ambient Growth Plus Project Conditions (E+A+P) Phase 3
- Year 2019 Existing Plus Ambient Growth Plus Cumulative Plus Project Conditions (E+A+C+P) Phase 1
- Year 2021 Existing Plus Ambient Growth Plus Cumulative Plus Project Conditions (E+A+C+P) Phase 2
- Year 2022 Existing Plus Ambient Growth Plus Cumulative Plus Project Conditions (E+A+C+P) Phase 3

E

The Existing Conditions (E) includes intersection levels of service (LOS) for the existing roadway system and the existing AM and PM peak hour intersection volumes. The following intersections are operating at an unacceptable level of service under this scenario:

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour

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

17. Winchester Road (NS) / Max Gillis Boulevard- Thompson Road (EW) – LOS F in the AM and PM peak hour

E+P

The Existing plus Project Conditions includes existing traffic, planned development traffic, ambient growth traffic (2 percent per year), and Project traffic.

Phase 1

The following intersection is operating at an unacceptable level of service under E+P Conditions (Phase 1):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard- Thompson Road (EW) – LOS F in the AM and PM peak hour

Phase 2

The following intersection is operating at an unacceptable level of service under E+P Conditions (Phase 1 + Phase 2):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard- Thompson Road (EW) – LOS F in the AM and PM peak hour

Phase 3

The following intersection is operating at an unacceptable level of service under E+P Conditions (Phase 1 + Phase 2 + Phase 3):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard- Thompson Road (EW) – LOS F in the AM and PM peak hour

E+A+P

The Existing plus Ambient plus Project Conditions includes existing traffic, ambient growth traffic (2 percent per year) and Project traffic.

Phase 1

The following intersections are operating at an unacceptable level of service under E+A+P Conditions (Phase 1):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard- Thompson Road (EW) – LOS F in the AM and PM peak hour

Phase 2

The following intersection is operating at an unacceptable level of service under E+A+P Conditions (Phase 1 + Phase 2):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard- Thompson Road (EW) – LOS F in the AM and PM peak hour

Phase 3

The following intersection is operating at an unacceptable level of service under E+A+P Conditions (Phase 1 + Phase 2 + Phase 3):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
3. Leon Road (NS) / Scott Road (EW) – LOS E in the PM peak hour

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

17. Winchester Road (NS) / Max Gillis Boulevard- Thompson Road (EW) – LOS F in the AM and PM peak hour

E+A+C+P

The Existing plus Ambient plus Cumulative plus Project Conditions includes traffic from other nearby developments.

Phase 1

The following intersections are operating at an unacceptable level of service under E+A+C+P Conditions (Phase 1):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
3. Leon Road (NS) / Scott Road (EW) – LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard - Thompson Road (EW) – LOS F in the AM and PM peak hour
18. Winchester Road (NS) / Benton Road (EW) – LOS E in the PM peak hour

Phase 2

The following intersection is operating at an unacceptable level of service under E+A+C+P Conditions (Phase 1 + Phase 2):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
3. Leon Road (NS) / Scott Road (EW) – LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard - Thompson Road (EW) – LOS F in the AM and PM peak hour
18. Winchester Road (NS) / Benton Road (EW) – LOS E in the PM peak hour

Phase 3

The following intersection is operating at an unacceptable level of service under E+A+C+P Conditions (Phase 1 + Phase 2 + Phase 3):

1. Winchester Road (NS) / Domenigoni Parkway (EW) – LOS F in the PM peak hour
3. Leon Road (NS) / Scott Road (EW) – LOS E in the AM and LOS F in the PM peak hour
17. Winchester Road (NS) / Max Gillis Boulevard - Thompson Road (EW) – LOS F in the AM and PM peak hour
18. Winchester Road (NS) / Benton Road (EW) – LOS E in the PM peak hour

However, the proposed Project will implement the following project design features (PDF's) for the following phases:

Phase 1 PDF's

Intersection

- Construct the intersection of "A" Street (NS) and Keller Road (EW) to include the following geometrics:
Northbound: One lane shared by left-turn and right-turn movements. Stop- controlled.
Southbound: Not Applicable.
Eastbound: One lane shared by through and right turn movements.
Westbound: One lane shared by through and right turn movements.
- Construct the intersection of Belle Terre Parkway (NS) and Fields Drive (EW) to include the following geometrics with a Traffic Circle.
Northbound: Not Applicable.
Southbound: One lane shared by left-turn and right-turn movements.

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

Eastbound: One lane shared by left-turn and right-turn movements.
 Westbound: One lane shared by left-turn and right-turn movements

Roadway and Safety

- Construct full width improvements on all internal roadways
- Construct full width improvements on Keller Road at its ultimate cross-section as a local road adjacent to the project boundary line. The project will construct one lane in the eastbound direction and one lane in the westbound direction.
- Construct full width improvements on Fields Drive at its ultimate cross-section as a local road adjacent to the project boundary line. The project will construct one lane in the eastbound direction and one lane in the westbound direction.
- Construct full width improvements on Belle Terre Parkway at its ultimate cross-section as an internal local road within the project site. The project will construct one lane in northbound direction and one lane in southbound direction.
- Construct half width improvements to easterly side of Washington Street along the project boundary.
- Signing/stripping modifications on adjacent roadways should be implemented in conjunction with detailed construction plans.
- Sight distance at project driveways will be reviewed with respect to County of Riverside sight distance standards at the time of preparation of final grading, landscape, site development, and street improvement plans.
- Implement on-site traffic calming measures in parking lots and internal roadways as needed.

Phase 2 PDF's

Intersection

- Construct the intersection of "A" Street (NS) and Keller Road (EW) to include the following geometrics:
 Northbound: One lane shared by left-turn and right-turn movements. Stop- controlled.
 Southbound: Not Applicable.
 Eastbound: One lane shared by through and right turn movements.
 Westbound: One lane shared by through and right turn movements.
- Construct the intersection of Belle Terre Parkway (NS) and Fields Drive (EW) to include the following geometrics with a Traffic Circle.
 Northbound: Not Applicable.
 Southbound: One lane shared by left-turn and right-turn movements.
 Eastbound: One lane shared by left-turn and right-turn movements.
 Westbound: One lane shared by left-turn and right-turn movements.

Roadway and Safety

- Construct full width improvements on all internal roadways.
- Signing/stripping modifications on adjacent roadways should be implemented in conjunction with detailed construction plans.
- Sight distance at project driveways will be reviewed with respect to County of Riverside sight distance standards at the time of preparation of final grading, landscape, site development, and street improvement plans.
- Implement on-site traffic calming measures in parking lots and internal roadways as needed.

Phase 3 PDF's

Intersection

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

- Construct the intersection of “A” Street (NS) and Keller Road (EW) to include the following geometrics:
 Northbound: One lane shared by left-turn and right-turn movements. Stop- controlled.
 Southbound: Not Applicable.
 Eastbound: One lane shared by through and right turn movements.
 Westbound: One lane shared by through and right turn movements.
- Construct the intersection of Belle Terre Parkway (NS) and Fields Drive (EW) to include the following geometrics with a Traffic Circle.
 Northbound: Not Applicable.
 Southbound: One lane shared by left-turn and right-turn movements.
 Eastbound: One lane shared by left-turn and right-turn movements.
 Westbound: One lane shared by left-turn and right-turn movements.

Roadway and Safety

- Construct full width improvements on all internal roadways.
- Signing/stripping modifications on adjacent roadways should be implemented in conjunction with detailed construction plans.
- Sight distance at project driveways will be reviewed with respect to County of Riverside sight distance standards at the time of preparation of final grading, landscape, site development, and street improvement plans.
- Implement on-site traffic calming measures in parking lots and internal roadways as needed,

The Project will implement all traffic-related mitigation measures identified in EIR531 (Mitigation Measures O-1 through O-6) to the extent they are applicable to the Project. **Tables G** through **I** below provide for an Intersection Analysis for the E+A+P conditions with and without improvements for each Phase described above and **Tables J** through **K** provide Intersection Analysis for the E+A+C+P conditions with and without improvements for each Phase described above.

Table G, Intersection Analysis for E+A+P Conditions (Phase 1) with Improvements

Intersection	Existing				EAP			EAP (w/Improvements) (Phase 1)	
	LOS Standards	Peak Hour	Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS	LOS
	1	D	AM PM	Signalized	31.2 86.8	C F	Signalized	28.6 44.2	C D
17	D	AM PM	Signalized	120.9 177.9	F F	Signalized	40.9 47.6	D D	D D

Source: WEBB-C, Table 5-10
BOLD = Unacceptable LOS / Significant impact in delay

Table H, Intersection Analysis for E+A+P Conditions (Phase 2) with Improvements

Intersection	Existing				EAP			EAP (w/Improvements) (Phase 1+2)	
	LOS Standards	Peak Hour	Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS	LOS
	1	D	AM PM	Signalized	39.2 98.2	D F	Signalized	28.6 44.3	C D
17	D	AM PM	Signalized	136.6 207.0	F F	Signalized	41.0 47.9	D D	D D

Source: WEBB-C, Table 5-11
BOLD = Unacceptable LOS / Significant impact in delay

Table I, Intersection Analysis for E+A+P Conditions (Phase 3) with Improvements

Intersection	Existing			EAP			EAP (w/Improvements) (Phase 1)	
	LOS Standards	Peak Hour	Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS
	1	D	AM PM	Signalized	40.0 104.8	D F	Signalized	28.7 44.4
3	D	AM PM	AWSC	15.8 41.4	C E	Signalized	26.6 23.1	C C
17	D	AM PM	Signalized	146.3 218.8	F F	Signalized	41.3 48.4	D D

Source: WEBB-C, Table 5-12
BOLD = Unacceptable LOS / Significant impact in delay
 AWSC = All way stop sign

Table J, Intersection Analysis for E+A+C+P Conditions (Phase 1) with Improvements

Intersection	Existing			EACP			EACP (w/Improvements) (Phase 1)	
	LOS Standards	Peak Hour	Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS
	1	D	AM PM	Signalized	35.4 85.1	D F	Signalized	35.0 43.9
3	D	AM PM	AWSC	22.8 67.2	C F	Signalized	11.9 14.1	B B
17	D	AM PM	Signalized	160.8 283.4	F F	Signalized	38.4 51.9	D D
18	D	AM PM	Signalized	18.1 64.6	B E	Signalized	15.6 46.0	B D

Source: WEBB-C, Table 5-16
BOLD = Unacceptable LOS / Significant impact in delay

Table K, Intersection Analysis for E+A+C+P Conditions (Phase 2) with Improvements

Intersection	Existing			EACP			EACP (w/Improvements) (Phase 1+2)	
	LOS Standards	Peak Hour	Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS
		D	AM PM	Signalized	34.7 100.4	C F	Signalized	35.1 44.0
1 Winchester Road (Hwy 79) / Domenigoni Parkway								
3 Leon Road / Scott Road	D	AM PM	AWSC	28.6 90.1	D F	Signalized	11.8 14.1	B B
17 Winchester Road (Hwy 79) / Max Gillis Blvd – Thompson Rd	D	AM PM	Signalized	201.9 305.7	F F	Signalized	38.6 52.0	D D
18 Winchester Road (Hwy 79) / Benton Road	D	AM PM	Signalized	19.5 71.2	B E	Signalized	15.7 47.0	B D

Source: WEBB-C, Table 5-17
BOLD = Unacceptable LOS / Significant impact in delay

Table L, Intersection Analysis for E+A+C+P Conditions (Phase 3) with Improvements

Intersection	Existing			EACP			EACP (w/Improvements) (Phase 1+2+3)	
	LOS Standards	Peak Hour	Traffic Control	Delay (sec)	LOS	Traffic Control	Delay (sec)	LOS
		D	AM PM	Signalized	35.4 106.7	D F	Signalized	35.4 44.1
1 Winchester Road (Hwy 79) / Domenigoni Parkway								
3 Leon Road / Scott Road	D	AM PM	AWSC	37.3 117.4	EF	Signalized	11.7 14.2	B B
17 Winchester Road (Hwy 79) / Max Gillis Blvd – Thompson Rd	D	AM PM	Signalized	213.4 317.3	F F	Signalized	39.0 52.5	D D
18 Winchester Road (Hwy 79) / Benton Road	D	AM PM	Signalized	20.0 77.1	B E	Signalized	15.9 48.5	B D

Source: WEBB-C, Table 5-18
BOLD = Unacceptable LOS / Significant impact in delay

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

As reflected in **Tables G** through **L** above, with incorporation of PDFs and Mitigation Measure **TRANS-1**, impacts are less than significant.

As stated in the EIR531, the Project will not be able to incorporate improvements on roadways that are outside the County of Riverside’s jurisdiction. (DEIR531, pp. IV.O-135 – IV.O-139). However the Project will participate in the cost of off-site improvements through the payment of “fair share” fees which include Transportation Uniform Mitigation Fee (TUMF), Road and Bridge Benefit District Fees (RBBF), and Development Impact Fees (DIF) as reflected in **Table M, Project Fair Share Contribution**, below summarizing the associated fair share contribution.

Table M, Project Fair Share Contribution

No	Intersection	Phase	Improvement	Fair Share	
				AM %	PM %
1	Winchester Road (NS)/ Domenigoni Pkwy (EW)	All	Improve intersection geometrics to include: <ul style="list-style-type: none"> Northbound-Add a right-turn overlap 	9.8	9.8
17	Winchester Road (NS)/ Max Gillis Road (EW)	All	Improve intersection geometrics to include: <ul style="list-style-type: none"> Southbound-Add a third through lane Northbound-Add a third through lane Eastbound-Add a second through lane Westbound-Add a second through lane and a right turn overlap 	7.5	5.6
18	Winchester Road (NS)/ Benton Road	1 (EACP), 2 & 3	Improve intersection geometrics to include: <ul style="list-style-type: none"> Northbound-Restripe the existing right-turn lane to provide a shared through and right-turn lane. 	7.8	9.1

Mitigation Measure **TRANS-2** will require the Project proponents to pay the fair share contributions as shown in **Table M**. Nevertheless, while the Project’s will be conditions to contribute its fair share towards these improvements, the timing of these improvements is not known so intersections 1, 17, and 18 will continue to operate at an unacceptable LOS and impacts for these intersections will remain significant and unavoidable.

The *2011 Riverside County Congestion Management Program (RCTC)* has designated specific roadways that need to comply with the RCTC’s LOS standards (RCTC, p. 2-1). The Project is in close proximity to Highway 79 (the Project site is approximately 0.6 miles east of Highway 79), which is a designated highway under RCTC’s congestion management plan (RCTC, Exhibit 2-1 and p. 2-5). The LOS standard required for this roadway under RCTC is LOS E or better (RCTC, p. 4-1). However, the Project’s TIA determined that an acceptable LOS is LOS D or better (WEBB-C, p. 3-18). The TIA further determined that the Project will be able to achieve a LOS D or better on all Project area roadways (which includes areas of Highway 79 near the Project site) through PDFs and mitigation. Mitigation Measure **TRANS-2** will help reduce impacts to roadways outside the County of Riverside’s jurisdiction, as shown in **Table M**. However, since the timing of these improvements is not known, intersections 1, 17, and 18 will continue to operate at an unacceptable LOS, and impacts to these intersections will remain significant and unavoidable. Further, the proposed Project will be consistent with the Highway 79 policy area as discussed above under the Land Use/Planning thresholds. Since Project impacts will not result in an unacceptable LOS for roadways under a congestion management

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

program, the Project does not conflict with an applicable congestion management program. The proposed Project will comply with Riverside County General Plan roadways and meets Riverside County General Plan objectives by providing for bike routes and bicycle related facilities. Because the proposed Project occupies the same area as previously analyzed in EIR531, it will be required to comply with all relevant policies, plans, and programs relating to transportation/traffic, and is thus consistent with roadway, transit, bikeway, and pedestrian facility policies. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

- b) *EIR531 Conclusion: EIR531 inadvertently omitted a direct discussion of this threshold.*

No New Impact. The proposed Project occupies the same area as previously analyzed. A Traffic Impact Analysis (TIA) for TTM37449 was prepared by Albert Webb Associates dated April 2019 (WEBB-C) to analyze traffic resulting from the development of the implementing Project. The Riverside County Transportation Commission is the County of Riverside’s designated Congestion Management Agency. The 2011 Riverside County Congestion Management Program (RCTC) has designated specific roadways that need to comply with the RCTC’s LOS standards (RCTC, p. 2-1). The Project is in close proximity to Highway 79 (the Project site is approximately 0.6 miles east of Highway 79), which is a designated highway under RCTC’s congestion management plan (RCTC, Exhibit 2-1 and p. 2-5). The LOS standard required for this roadway under RCTC is LOS E or better (RCTC, p. 4-1). However, the Project’s TIA determined that an acceptable LOS is LOS D or better (WEBB-C, p. 3-18). The TIA further determined that the Project will be able to achieve a LOS D or better on all Project area roadways (which includes areas of Highway 79 near the Project site) through PDFs and Mitigation Measures **TRANS-1** (WEBB-C, pp. 3-3, 6-3 – 6-7). Mitigation Measure **TRANS-2** will require the Project proponents to pay the fair share contributions as shown in **Table M**. Nevertheless, while the Project’s will be conditions to contribute its fair share towards these improvements, the timing of these improvements is not known so intersections 1, 17, and 18 will continue to operate at an unacceptable LOS and impacts for these intersections will remain significant and unavoidable. Further, the proposed Project will be consistent with the Highway 79 policy area as discussed previously. Since Project impacts will not result in an unacceptable LOS for roadways under a congestion management program, the Project does not conflict with an applicable congestion management program. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

Senate Bill 743 (SB743) was passed by the California State Legislature and signed into law by Governor Brown in 2013. SB743 required the Office of Planning and Research and the California Natural Resources Agency to develop alternative methods of measuring transportation impacts under the California Environmental Quality Act (CEQA). In December 2018, the California Natural Resources Agency finalized updates to the CEQA Guidelines, which included SB743. Section 15064.3 of the 2019 CEQA Guidelines provide that transportation impacts of projects are, in general, best measured by evaluating the project’s vehicle miles traveled (VMT). Automobile delay (often called Level of Service) will no longer be considered to be an environmental impact under CEQA. Automobile delay can, however, still be used by agencies to determine local operational impacts.

The provisions of this section are not mandatory until July 1, 2020; however, local agencies may choose to opt in before that date. At the time of preparation of this report, the County of Riverside has not updated their procedures to analyze VMT; thus, this Project is not currently subject to section 15064.3 of the 2019 CEQA Guidelines. The traffic impact study follows current guidelines with regards to state and local requirements. Further, implementation of the Project

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

will not increase the site's intensity beyond what was already analyzed in EIR531. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

- c) *EIR531 Conclusion: No Impact. The project includes various on-site and offsite roadway improvements. Wherever necessary, roadways adjacent to the project site, site access points, and site-adjacent intersections would be constructed in consultation with the County and would be consistent with the roadway classifications and respective cross-sections in the County's General Plan Circulation Element. Additionally, all traffic signing and striping would be implemented in conjunction with detailed construction plans for the project. Sight distance at each project access point would be reviewed with respect to standard Caltrans and County sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. Through compliance with applicable roadway standards, no roadway design features of the project would be hazardous. Additionally, the project would not require the use of farm equipment or any other equipment that is not typical of a residential neighborhood. Therefore, no significant impacts related to this issue would occur (DEIR531 p. IV.O-71, FEIR531 p. IV-23).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531 and will not result in an increase in traffic hazards due to design or incompatible uses. Design features meet applicable Riverside County standards. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

- d) *EIR531 Conclusion: No Impact. The project includes various on-site and offsite roadway improvements, all of which would be developed and funded by the project. On-going maintenance of the roadways associated with the project would be funded through payment of development impact fees (DIFs) by the project proponents and payment of taxes by future residents of the project site. Therefore, no significant impacts related to road maintenance would occur. (DEIR531 p. IV-O-72, FEIR531 p. IV-23).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531. The proposed Project will still be required to pay development impact fees towards roadway infrastructure maintenance and improvement. Roadway maintenance will also be paid for by taxes on future residents of the Project. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

- e) *EIR531 Conclusion: No Impact. The project would be developed in phases, as the market permits. During the construction phases, most of the construction equipment would be driven to the project site and stored at the site, and would not travel on the roadways on a daily basis. Daily worker trips would occur outside of the peak hours (before 7:00 AM and after 6:00 PM). Also, daily vendor and haul trips would occur during non-peak hours (after 9:00 AM and before 4:00 PM). Construction traffic would be intermittent and temporary would not create a need for new transportation infrastructure. No impacts related to this issue would occur. (FEIR531 p. IV-22).*

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531. During the construction of the Project, construction traffic will occur as stated in EIR531, including the storage of construction equipment and timing of daily worker, daily vendor, and haul trips outside of peak hours. Construction traffic will be intermittent, temporary, and not

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

create a need for new infrastructure. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

- f) *EIR531 Conclusion: No Impact. All roadways adjacent to the project site, site access points, and site-adjacent intersections would be constructed in consultation with the County and would be consistent with the roadway classifications and respective cross-sections in the County's General Plan Circulation Element and requirements of the Riverside County Fire Department (RCFD). Additionally, all traffic signing and striping would be implemented in conjunction with detailed construction plans for the project. Additionally, all project development would be required to comply with County standards regarding emergency access and would be reviewed by RCFD staff to ensure that all standards are met. Therefore, no significant impacts related to emergency access would occur. (DEIR531 pp. IV.O-72 – IV.O-73, FEIR531 p. IV-23).*

Further, the project would be developed in phases, as the market permits. During the construction phases, most of the construction equipment would be driven to the project site and stored at the site, and would not travel on the roadways on a daily basis. Daily worker trips would occur outside of the peak hours (before 7:00 AM and after 6:00 PM). Also, daily vendor and haul trips would occur during non-peak hours (after 9:00 AM and before 4:00 PM). Construction traffic would be intermittent and temporary would not create a need for new transportation infrastructure. No impacts related to this issue would occur. (FEIR531 p. IV-22).

No New Impact. The proposed Project occupies the same area as previously analyzed in EIR531. All roadways are required to be designed to Riverside County standards Emergency access throughout the proposed Project site will be developed in accordance to County policies, all traffic signing and striping will be required to be implemented in conjunction with detailed construction plans for the Project, and all Project development will be required to comply with County standards regarding emergency access. Further, all development plans will require review by RCFD staff to ensure that all standards are met. During the construction of the Project, construction traffic will occur as stated in EIR531, including the storage of construction equipment and timing of daily worker, daily vendor, and haul trips outside of peak hours. Construction traffic will be intermittent, temporary, and not create a need for new infrastructure. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect and include the following additional measure:

MM TRANS-1: Install a traffic signal at the intersection of Leon Road (NS) and Scott Road (EW) to include the following geometrics with signalized control:

- Northbound: One lane shared by left-turn, through and right-turn movements.
- Southbound: One lane shared by left-turn, through and right-turn movements.
- Eastbound: One lane shared by left-turn, through and right-turn movements.
- Westbound: One lane shared by left-turn, through and right-turn movements.

MM TRANS-2: Intersections 1, 17, and 18 shall pay fair share fees in accordance with Table M, Project Fair Share Contribution, of EIR531-A1.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

34. **Bike Trails**

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

a) Include the construction or expansion of a bike system or bike lanes?

Source: EIR531

Findings of Fact:

38) *EIR531 Conclusion: EIR531 inadvertently omitted a direct discussion of this threshold.*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531 and will not interfere with planned development that will improve bike trails within roadways within the site. The proposed Project will comply with Riverside County General Plan roadways and meets Riverside County General Plan objectives by providing for bike routes and bicycle related facilities. Therefore, no new or substantially increased impacts result from the Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

35. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<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, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR531

Findings of Fact:

a-b) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531, prepared in 2012 (certified in 2014), did not include a discussion related to tribal cultural resources as this requirement was stemmed from Assembly Bill 52 requiring projects with a NOP or a notice of negative declaration filed or mitigated negative declaration on or after July 1, 2015 to discuss tribal cultural resources. EIR531 did comply with Senate Bill 18, which requires a city or county to consult with the NAHC and any appropriate Native American tribe for the purpose of preserving relevant Traditional Tribal Cultural Places prior to the adoption, revision, amendment, or update of a city's or county's general plan (DEIR531, p. IV.F-3). The NAHC was contacted on October 15, 2012 to elicit pertinent cultural resources information available through a Sacred Lands file search covering the project location and vicinity. In response, the NAHC stated that a Sacred Land files search did not indicate the presence of Native American cultural resources or sacred sites in the immediate project area or vicinity. However, the absence of specific site information in the Sacred Lands file does not necessarily indicate the absence of cultural resources in the project area. Therefore, the NAHC provided a list of Native American individuals and Tribal representatives within the Project region to contact for more information (DEIR531, p. IV.F-24).*

On November 13, 2012, six Native American individuals and Tribal representatives on the NAHC contact list were contacted by letter. These individuals are nearest to the project location, and they have shown the most interest during previous studies in the French Valley region, while the others generally defer comment to them. As of December 6, 2012, two written responses from Native American individuals have been received, as discussed below (DEIR531, p. IV.F-24).

In a letter dated November 30, 2012, Anna Hoover, Cultural Analyst for Pechanga Tribe of Luiseño Indians, requests (1) participation in all archaeological surveys, a field visit to the property to view the recorded cultural sites, and a meeting with the County, the Applicant, and Applied EarthWorks to discuss avoidance, preservation, and archaeological testing; (2) notification once the Project begins the entitlement process; (3) copies of all applicable

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

archaeological reports, site records, proposed grading plans, and environmental documents; (4) government-to-government consultation with the Lead Agency, as well as discussions with the Applicant and Project archaeologist regarding the cultural sites on the Project; (5) monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor during earthmoving activities; and reserves the right to make additional comments and recommendations once the environmental documents have been received and fully reviewed and after a meeting with the County, the Applicant, and the Project archaeologist (DEIR531, pp. IV.F-24 – IV.F-25).

Joseph Ontiveros of the Soboba Band of Luiseño Indians responded in a letter dated November 13, 2012 to request (1) consultation with the Project Applicant (developer and landowner); (2) progress reports of the project as soon as development occurs; (3) that the Tribe continues to act as a consulting tribal entity for the project; (4) that a Native American Monitor from the Tribe’s Cultural Resource Department be present during and ground disturbing proceedings, including testing; and (5) that procedures (such as treatment and disposition of artifacts and/or remains) and requests of the Soboba Band be honored (DEIR531, p. IV.F-25).

In addition to tribal consultation, EIR531 identified one significant historic resource, the San Diego Canal, located adjacent to the project site. Because the significance of the Second San Diego Canal stems from its association with an important historical event, and its setting does not play a substantial role in the measure of its historical integrity, residential development near its perimeter would not cause a substantial adverse change in the significance of the Second San Diego Canal. Thus, implementation of the project has no potential to directly or indirectly affect the significance of this resource. EIR531 concluded impacts were less than significant (DEIR531 p. IV.F-40). EIR531 identified four significant archeological resource sites within the project’s APE: CA-RIV-10949/H, CA-RV-10950/H, CA-RV-11084, and 33-021033. Implementation of Mitigation Measures F-1 through F-10 would ensure that the requests from the Pechanga Tribe of Luiseño Indians and the Soboba Band of Luiseño Indians as a result of tribal consultation are addressed, and impacts to archeological resources are reduced to less than significant. (DEIR531 pp. IV.F-40 – IV.F-47, FEIR531 pp. IV-14 – IV-16).

No New Impact. The proposed Project lies within the same area previously analyzed. As such, development of the proposed Project will result in the same disturbance area. Thus, development of the proposed Project will result in the same disturbance area for which impacts were found to be less than significant. Further, Mitigation Measures F-1 through F-10 remain in effect for this Project, with revisions to F-1 through F-3 and F-5 through F-9 as written previously to ensure impacts remain less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: Mitigation measures F-4 and F-10 related to this issue that were identified in EIR531 remain in effect as well as revised mitigation measures F-1 through F-3 and F-5 through F-9.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

UTILITIES AND SERVICE SYSTEMS				
Would the project:				
36. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm				

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, WEBB-A

Findings of Fact:

a-b) *EIR531 Conclusion: Less than Significant Impact. A Water Supply Assessment (WSA) was prepared for the project for the purposes of assisting the County in determining the adequacy of EMWD’s total supply and ability to serve the project. A majority of the estimated demand would be for landscape irrigation. The project would include low water-use landscaping, which would reduce the projected project demand significantly. The project would be constructed with a dual pipeline system, potable and reclaimed, such that when reclaimed facilities are constructed to the site, parks and common landscape areas would be served with reclaimed water. This would also reduce the projected project demand for treated, potable water. Thus, the existing water treatment plants would have adequate capacity to treat any water needed to supply water to the project. A water tank and access roads may be developed on this northeast parcel of the project, if additional storage is needed to create adequate water pressure for the project. In addition, the project would construct off-site and on-site water facilities needed to distribute water throughout the project area. Therefore, EIR531 concluded that impacts related to water treatment would be less than significant. The project’s water supply needs would be provided by EMWD via existing pumps, reservoirs, and piping to the main points of connection. The project would use a public system of domestic and recycled water and would connect to the existing water lines in the vicinity of the project. EMWD concluded that the land use and size of the current project is consistent with the land use and size proposed by prior owners when the Riverside County Center for Demographic Research made the 2010 Projection. Thus, the water demand for the project is within the limits of projected demand accounted for in the 2010 Urban Water Management Plan and would be included in the projected demand. As such, EMWD concluded that the project’s demand for water could be accommodated by EMWD’s existing and projected supplies in average years, dry years, and multiple dry years. The project would not require the expansion or acquisition of new water supplies. (DEIR531 pp. IV.P-16 – IV.P-19).*

The Project site falls within the service boundaries of the EMWD. Wastewater treatment services are provided to the Project area by the Temecula Valley Regional Water Reclamation Facility (TVRWRF), which is located in the City of Temecula approximately 12 miles southwest of the Project site. The facility currently has a capacity of 18.0 million gallons per day (mgd), though current wastewater flows through the facility are approximately 12.0 mgd. (DEIR531 p, IV.P-1)

Implementation of the Project would generate an approximate average daily flow of 448,700 gallons of wastewater per day. The Project includes construction of a sewer facility along Brookridge Lane and French Valley Open Channel connecting to the existing 18-inch diameter trunk line located in Abelia Street (refer to Figure III-13 in Section III [Project Description]). For the southeast 55.2-acre portion of the Project site, an 8-inch diameter sewer line would be constructed within public right-of-way within TTM #30837 parallel to the sewer line(s) constructed to serve TTM #30387 and would extend northeasterly along Washington Street. The sewer line would confluence to a proposed 15-inch diameter sewer line at Fields Drive. Internal 8-inch to 12-inch pipelines would collect wastewater within the Project site and convey to the proposed 15-inch sewer line at Fields Drive. Based on hydraulic modeling completed by

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

EMWD, the existing 18-inch trunk sewer in Abelia Street has the capacity to service the Project in its entirety. Additionally, the TVRWRF has an approximately additional daily treatment capacity of 6.0 mgd, which would be adequate to serve the Project's wastewater treatment requirements. As such, the Project would not require the expansion of wastewater treatment capacity. The analysis of Project impacts related to wastewater services, also takes into consideration development of off-site areas and assumes the access and utility infrastructure improvements. Thus, no additional wastewater services impacts beyond those already identified would occur as a result of development of the improvements. Therefore, Project impacts related to wastewater services would be less than significant. (DEIR531 pp. IV.P-1, IV.P-3 – IV.P-4).

Implementation of the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. A drainage plan was developed for the project. A total of six existing storm drain systems and one proposed storm drain system have been identified that would limit the maximum flow rate the project could convey to the connection point. As a result, the storm drain alignments and hydrology were prepared in a manner to balance the project's watershed areas. The balancing of the watershed would result in a drainage solution for the proposed condition flow rates to produce flow rates that would be equal or less than the existing approved flow rates for the downstream systems. Additionally, the proposed storm drain alignments identified potential locations for detention basins and Low Impact Development "Best Management Practices" (LID BMPs) that would function as part of the drainage solution. The detention basins would be used to mitigate increased runoff to satisfy the criteria for "Hydrological Conditions of Concern" (HCOC). The project's drainage would require several detention basins at the downstream end of the proposed facilities in order to satisfy the criteria for HCOCs. Thus, EIR531 concluded that the project would provide adequate stormwater drainage capacity and would not exceed the existing or planned stormwater drainage system; impacts would be less than significant. (DEIR531 pp. IV.J-31 – IV.J-39).

No New Impact. The proposed Project lies within the same area as previously analyzed, and does not increase the land use site intensity. EIR531 identified that the entire Belle Terre project site is served by EMWD which will accommodate the Project's demand for water supply and that no additional sources (such as additional groundwater) will be required to meet water demand. As SP382S1 will result in 426 fewer homes and TTM 37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas, additional sources to meet water demand such as groundwater, are will be less than significant. Water is currently conveyed from the Pat Road Booster Station and a 48 inch diameter transmission main in Leon Road primarily through an 18 inch transmission main along Ruft Road and Abelia Street to the eastern border of the 1627 pressure zone, where the Belle Terre community is located. The nearest storage tank for the 1627 pressure zone is the Menifee Village Tank located about 7 miles northwest of the Belle Terre site with a storage volume of 5 million gallons. The Pat Road Booster Station, located on the southern border of the 1627 pressure zone, is the nearest source of supply to Belle Terre community and the French Valley area. Facilities are proposed to accommodate the demands of the Belle Terre community and improve the hydraulic performance of the existing water facilities in the neighboring French Valley area.

The following facilities are proposed as part of TTM37449:

- 18 inch diameter along Fields Dr. between Washington St. and proposed water tank (±5,600 ft)

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

- 12 inch diameter pipeline along Belle Terre Parkway and Washington Street from the end of the existing 12 inch diameter pipeline in Washington Street to Fields Drive (±5,100 ft)
- 8 inch diameter pipelines within tract streets for TTM37499

The proposed Project is expected to have adequate pressure when connected to the 1627 pressure zone as long as a reservoir is constructed in the French Valley area. Further, land use designations are consistent with what has already been planned and analyzed for the planning areas within SP382S1. Thus, the Project will likely generate less water supply and water treatment demand. Hence, water demand generated from the Project will be consistent with or less than the EIR531 analysis, and thus supply and water treatment capacity will be adequate for the Project site. Thus, impacts are less than significant.

A project-specific Drainage Plan has been prepared for TTM37449 (WEBB-A). As stated above, the overall Belle Terre community will result in 426 fewer homes under SP382S1 and TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The proposed will require construction of drainage facilities, however, these facilities were contemplated as part of EIR531 and fully analyzed. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

37. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR531

Findings of Fact:

- a) *EIR531 Conclusion: Less than Significant Impact. The Project site falls within the service boundaries of the EMWD. Wastewater treatment services are provided to the Project area by the TVRWRF, which is located in the City of Temecula approximately 12 miles southwest of the Project site. The facility currently has a capacity of 18.0 million gallons per day (mgd), though current wastewater flows through the facility are approximately 12.0 mgd. (DEIR531 p, IV.P-1)*

Implementation of the Project would generate an approximate average daily flow of 448,700 gallons of wastewater per day. The Project includes construction of a sewer facility along Brookridge Lane and French Valley Open Channel connecting to the existing 18-inch diameter trunk line located in Abelia Street (refer to Figure III-13 in Section III [Project Description]). For the southeast 55.2-acre portion of the Project site, an 8-inch diameter sewer line would be constructed within public right-of-way within TTM #30837 parallel to the sewer line(s) constructed to serve TTM #30387 and would extend northeasterly along Washington Street.

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

The sewer line would confluence to a proposed 15-inch diameter sewer line at Fields Drive. Internal 8-inch to 12-inch pipelines would collect wastewater within the Project site and convey to the proposed 15-inch sewer line at Fields Drive. Based on hydraulic modeling completed by EMWD, the existing 18-inch trunk sewer in Abelia Street has the capacity to service the Project in its entirety. Additionally, the TVRWRF has an approximately additional daily treatment capacity of 6.0 mgd, which would be adequate to serve the Project's wastewater treatment requirements. As such, the Project would not require the expansion of wastewater treatment capacity. The analysis of Project impacts related to wastewater services, also takes into consideration development of off-site areas and assumes the access and utility infrastructure improvements. Thus, no additional wastewater services impacts beyond those already identified would occur as a result of development of the improvements. Therefore, Project impacts related to wastewater services would be less than significant. (DEIR531 pp. IV.P-1, IV.P-3 – IV.P-4).

No New Impact. The proposed Project lies within the same area as previously analyzed, and does not increase the land use site intensity.

The following facilities are proposed as part of TTM37449:

- 18 inch diameter along Fields Dr. between Washington St. and proposed water tank (±5,600 ft)
- 12 inch diameter pipeline along Belle Terre Parkway and Washington Street from the end of the existing 12 inch diameter pipeline in Washington Street to Fields Drive (±5,100 ft)
- 8 inch diameter pipelines within tract streets for TTM37499

The proposed Project is expected to have adequate pressure when connected to the 1627 pressure zone as long as a reservoir is constructed in the French Valley area. Further, land use designations are consistent with what has already been planned and analyzed for the planning areas within SP382S1. Thus, the Project will likely generate less water supply and water treatment demand. Hence, water demand generated from the Project will be consistent with or less than the EIR531 analysis, and thus supply and water treatment capacity will be adequate for the Project site. Thus, impacts are less than significant.

- b) *EIR531 Conclusion: Less than Significant Impact. EIR531 stated that the project would generate an average daily flow of approximately 448,700 gallons of wastewater per day. Based on hydraulic modeling completed by EMWD, the existing 18-inch trunk sewer in Abelia Street has the capacity to service the project in its entirety. Additionally, the Temecula Valley Regional Water Reclamation Facility has an approximately additional daily treatment capacity of 6.0 million gallons per day, which would be adequate to serve the project's wastewater treatment requirements. As such, EIR531 concluded that the project would not require the expansion of wastewater treatment capacity and impacts would be less than significant. (DEIR531 p. IV.P-3).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The overall Belle Terre community will result in 426 fewer homes under SP382S1 and TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Project will result in a lower density as fewer dwelling units are proposed than analyzed for these Planning Areas. Thus, the capacity needed to serve the proposed Project will be consistent or less than the EIR531 analysis, and wastewater capacity will be adequate to serve the Project site. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

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

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

38. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

Source: EIR531

Findings of Fact:

a-b) *EIR531 Conclusion: Less than Significant Impact. Because the project is not developed with any structures, no demolition activities would occur as a result of construction of the project. Construction of the project would generate a total of approximately 5,146 tons of solid waste, conservatively assuming no recycling efforts. The project would generate approximately 7.84 tons (15,679 pounds) of solid waste per day during its operation, conservatively assuming no recycling efforts. The remaining combined daily intake capacity of the landfills serving the project area is 10,605 tons per day (tpd). As such, these landfills would have adequate capacity to accommodate the average daily construction and operation waste generated by the project. Additionally, adherence to AB 939 and required use of recycling facilities would reduce further the amount of waste that could be deposited in the landfills. Therefore, impacts related to construction and operational solid waste disposal would be less than significant. (DEIR531 pp. IV.P-27 – IV.P-28).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The overall Belle Terre community will result in 426 fewer homes under SP382S1 and TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Project will result in a lower density as fewer dwelling units are proposed than analyzed for these Planning Areas. Thus, the solid waste generated from the proposed Project will be consistent to or less than the EIR531 analysis, and landfill capacity will be adequate to serve the Project site. Further, the Project will be required to comply will all relevant statutes, regulations, and recycling policies. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

39. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?

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

Source: EIR531

Findings of Fact:

a-b) *EIR531 Conclusion: Less than Significant Impact. Southern California Edison (SCE) would supply the project from its existing system in the vicinity of the project site. Electrical conduits, wiring, and associated infrastructure would be brought from existing SCE lines in the surrounding streets to the project during construction. The project itself would not require new (off-site) energy supply facilities and distribution infrastructure. Therefore, the project would not result in the need for additional distribution facilities. According to the County of Riverside General Plan Update EIR, electrical consumption at buildout (year 2030) of the General Plan would be roughly 684,601,745 kilowatts per hour (kWh) per year, which is supplied by SCE annually. The conservatively estimated project-related annual electricity consumption of 7,213,173 kWh per year would represent approximately two percent of this forecasted electricity consumption in 2030 for the County of Riverside as a whole. Therefore, it is anticipated that SCE's existing and planned electrical capacity and electricity supplies would be sufficient to support the project's electricity consumption. Therefore, the project would not require the acquisition of additional electricity resources beyond those that are anticipated by SCE. In addition, the project's consistency with the CALGreen Code for building efficiency would help alleviate electrical demand. It should also be again noted that the project's estimated electricity consumption is based on usage rates that conservatively do not account for the project's energy conservation features (design features). Therefore, the project's actual electricity consumption would likely be lower than that forecasted. Overall, impacts related to electricity would be less than significant.*

The design features for building efficiency would help to reduce the project's overall natural gas demand. Southern California Gas (SoCal Gas) has an obligation to serve projects in its service area. Therefore, SoCal Gas would be able to accommodate the project's demand for natural gas with existing natural gas supplies. The natural gas demand is based on natural gas usage rates from the SCAQMD and conservatively does not account for the project's energy conservation features that would reduce natural gas usage. The project's natural gas consumption of roughly 5.1 million cf/month would represent a fraction of one percent of SoCal Gas's total natural gas consumption for projected year 2030 in the County, which is roughly 5.3 billion cf. The project would not require the acquisition of additional natural gas resources beyond those that are anticipated by SoCal Gas. The project's operation would result in the irreversible consumption of non-renewable natural gas and would thus limit the availability of this resource. However, the continued use of natural gas would be on a relatively small scale and consistent with regional and local growth expectations for the area. In addition, the project's design features would help alleviate a portion of the forecasted demand for natural gas. The project would be in compliance with Title 24 requiring building energy efficiency standards to be incorporated into the project. Overall, impacts related to natural gas would be less than significant. (DEIR531 pp. IV.P.4-37 – IV.P.4-39).

No New Impact. The proposed Project lies within the same area as previously analyzed, and does not increase the land use site intensity. The Project will result in a lower density as fewer

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

dwelling units are proposed than analyzed for these Planning Areas. Thus, as the Project proposed fewer dwelling units than planned, demand for electricity and gas will be consistent with or less than the EIR531 analysis, and thus capacity to fulfill this demand will be adequate to serve the Project site. Further, the Project will comply with all SP382 design features regarding gas and electricity consumption, and be consistent with Title 24 building energy efficiency standards. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- c-e) *EIR531 Conclusion: No Impact. The applicant shall be responsible for financing construction of the infrastructure improvements required to support the project, such as perimeter and internal streets, water lines, sewers, and storm drains. All necessary infrastructure improvements shall be developed in conjunction with the roadway improvements. The financing of construction, operation, and maintenance of public improvement and facilities would include funding through a combination of financing mechanisms. However, the developer shall be ultimately responsible for all fair-share costs associated with implementing the project, including but not limited to the costs of providing infrastructure and complying with mitigation measures, conditions of approval, and other requirements of the project.*

Financing may involve a combination of impact fees and exacting, special assessment districts, landscaping and lighting districts, and other mechanisms agreed to by the developer and the County. Developer-funded improvements may be subject to a reimbursement agreement or credits against fees pursuant to provisions of a development agreement or conditions of approval. The County and developer will cooperate to ensure that the public/utility facilities are built in accordance with all requirements of SP382 and EIR531. A development agreement and conditions of approval may be used to facilitate this process. Thus, no impacts related to these issues would occur as a result of the project, and no further analysis of these issues is required. (DEIR531 pp. IV.A-7 – IV.A-8).

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The overall Belle Terre community will result in 426 fewer homes under SP382S1 and TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Project will result in a lower density as fewer dwelling units are proposed than analyzed for these Planning Areas. As stated in EIR531, the Project applicant and developer will be responsible for financing construction and infrastructure improvements, and that they are built to the requirements of SP382 and EIR531. The proposed Project does not result in an overall increase in intensity. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- f) *EIR531 Conclusion: EIR531 inadvertently omitted a direct discussion of this threshold. However, no other governmental services were anticipated so the project would not result in significant impacts.*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The overall Belle Terre community will result in 426 fewer homes under SP382S1 and TTM37449 proposes development of 372 homes within Planning Areas 1, 3, 4, and 7 which is less than the 599 homes previously analyzed for development within these Planning Areas. The Project will result in a lower density as fewer dwelling units are proposed than analyzed for these Planning Areas. Thus, no other governmental services are anticipated. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

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

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
40. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR531, GP, ORD 787, RCIT

Findings of Fact:

a) *EIR531 Conclusion: Less than Significant Impact with Mitigation. EIR531 stated that construction of the project, including development of new roadways and improvements within existing roadways, could result in temporary traffic obstructions. In particular, Washington Street to the west, Keller Road to the north, Fields Drive to the west, and Jean Nicholas to the southwest are major arterials in the vicinity of the project. However, EIR531 concluded that with implementation of Mitigation Measure I-1, potential impacts related to interference with the County’s Emergency Operations Plan would be reduced to less than significant. (DEIR531 p. IV.I-14).*

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. The Project site is bordered by Washington Street to the west, and is in close proximity to Keller Road (near the northwest corner of the Project site) and Fields Drive (to the west of the Project site). Similar to EIR531, the proposed Project will be required to implement Mitigation Measure I-1 to ensure that there are no conflicts or interference with the County’s Emergency Operations Plan. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

b-d) *EIR531 Conclusion: No Impact. Per EIR531, the Project site is not located within a high fire area (as designated by the County of Riverside; the State defers to local municipalities to make these designations). Thus no further analysis of this issue is required. (DEIR531 p. IV.I-13 – IV.I-14). Elevations within the project site range from approximately 1,300 feet above mean sea level to 1,600 feet above mean sea level. The overall topography of the project site slopes gently-to-moderately in a southwesterly direction. However, relatively steep slopes/ridges are located within the northeastern portion of the project site. Development would occur within the flatter*

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

portions of the project site. The northeastern portion with the hillier terrain would be preserved as open space. The overall topography of the site would not change substantially as a result of the project. Therefore, EIR531 concluded no significant impacts related to slopes would occur. (DEIR531 p. IV.G-13, FEIR531 p. IV-17). Further, the project would not include cut or fill slopes greater than 2:1 or higher than 10 feet (DEIR531 p. IV.A-2).

No New Impact. The proposed Project lies within the same area as previously analyzed in EIR531. Similar to EIR531, development of the Project site will avoid the steeper northeastern area, mostly remaining to the west of the San Diego Canal. The planning areas east of the San Diego Canal remain as open space. Overall topography of the Project site will not change. There are no cut/fill slopes will be greater than 2:1. There are some cut/fill slopes proposed as higher than 10 feet. However, these slopes have been designed in accordance with the 2016 California Building Code and per the recommendations of the Geotechnical Report so as not to create any significant impacts.

According to Figure S-11 in the Riverside County General Plan (GP), and confirmed by Riverside County's Map Viewer (RCIT), the proposed Project is now located within a high fire risk area of high and very high fire hazard. Riverside County's Wildland Urban Interface identifies that communities create extremely dangerous and complex fire conditions, posing a threat to public and firefighter safety. As wildland fires meet structural developments, vegetation ceases to burn but catastrophic fire can continue, sustained by structures igniting. Thus, the proposed Project may have the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, Ordinance No. 787 (ORD 787) requires that any proposed development located within an identified Hazardous Fire Area prepare and implement a Fire Protection Plan (FPP). The FPP will identify the setback/fuel modification distance and measurement criteria for application of fuel modified areas, including determination of fuel-modified vegetation and improvements and maintenance. The County Fire Department will review new developments and fire services to ensure adequate emergency services and facilities to residents and businesses. Further, all new construction is required to comply with the California Fire and Building Codes and County Fire staff will review the design and will require emergency vehicle access, per County Fire Department standards. As conditions of approval will require compliance with all regulatory requirements concerning fire protection, impacts are less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

- e) *EIR531 Conclusion: No Impact. Per EIR531, the Project site is not located within a high fire area (as designated by the County of Riverside; the State defers to local municipalities to make these designations). Thus no further analysis of this issue is required. (DEIR531 p. IV.I-13 – IV.I-14).*

No New Impact. According to Figure S-11 in the GP, and confirmed by RCIT, the proposed Project is located within a high fire risk area of high and very high fire hazard. Riverside County's Wildland Urban Interface identifies that communities create extremely dangerous and complex fire conditions, posing a threat to public and firefighter safety. As wildland fires meet structural developments, vegetation ceases to burn but catastrophic fire can continue, sustained by structures igniting. Thus, the proposed Project may have the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, ORD 787 requires that any proposed development located within an identified Hazardous Fire Area prepare and implement a FPP. The FPP will identify the setback/fuel modification distance and measurement criteria for application of fuel modified areas, including determination of fuel-

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

modified vegetation and improvements and maintenance. The County Fire Department will review new developments and fire services to ensure adequate emergency services and facilities to residents and businesses. Further, all new construction is required to comply with the California Fire and Building Codes and County Fire staff will review the design and will require emergency vehicle access, per County Fire Department standards. As conditions of approval will require compliance with all regulatory requirements concerning fire protection, impacts are less than significant. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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

Sources: EIR531, above checklist

Findings of Fact:

45) *EIR531 Conclusion: Less Than Significant Impact with Mitigation with Respect to Biological Resources, Less Than Significant With Mitigation, Less than Significant, and No Impact with Respect to Cultural Resources, and Less than Significant Impact with Mitigation with Respect to Tribal Cultural Resources.*

No New Impact. Implementation of the proposed Project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The proposed Project does not result in any impacts beyond what was previously analyzed and all mitigation remains in effect. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

42. 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)?

Sources: EIR531, above checklist

Findings of Fact:

46) *EIR531 Conclusion: Less Than Significant Impact with Mitigation for all thresholds (at most) except Air Quality, Greenhouse Gas Emissions, Noise, and Transportation/Traffic; which were found to be Significant and Unavoidable.*

No New Impact. The Project does not have impacts which are individually limited, but cumulatively considerable as discussed above. The proposed Project does not result in any impacts beyond what was previously analyzed and all mitigation remains in effect. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

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

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

43. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Sources: EIR531, above checklist

Findings of Fact:

47) *EIR531 Conclusion: EIR531 determined in its Initial Study that the project has a potentially significant impact (DEIR531 Appendix I, p. 34).*

No New Impact. The proposed Project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the proposed Project beyond those previously analyzed in the certified EIR531.

Mitigation: All mitigation measures related to this issue that were identified in EIR531 remain in effect.

Monitoring: Monitoring for all mitigation measures remains as identified in EIR531.

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:

Environmental Impact Report 531 (SCH No. 2012111070) certified December 2, 2014

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

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

VII. AUTHORITIES CITED

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

VIII. REFERENCES

- CALTRANS California Department of Transportation, *California Scenic Highway Mapping System, Riverside County*, dated September 7, 2011. (Available at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed June 17, 2018).
- CAP County of Riverside, *Climate Action Plan*, July 2018. (Available at <https://planning.rctlma.org/CAP>, accessed April 15, 2019.)
- CARB 2012 California Air Resources Board, *LEV III and ZEV Regulation Amendments for Federal Compliance Option*, December 31, 2012. (Available at <http://www.arb.ca.gov/regact/2012/leviiidtc12/leviiidtc12.htm>, accessed April 15, 2019.)
- CDTSC California Department of Toxic Substances Control, *Hazardous Waste and Substances Site List*, dated 2018. (Available at https://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed August 1, 2018.)
- CEC California Energy Commission, *Electricity and Natural Gas Consumption by Entity*. (Available online at <http://ecdms.energy.ca.gov/Default.aspx>, accessed April 16, 2019.)
- CE-A Cadre Environmental, *Biological Resources Technical Report, Belle Terre Project Site, Unincorporated Riverside County, California*, dated July 2019. (Appendix A)
- CE-B Cadre Environmental, *MSHCP Determination of Biological Equivalent of Superior Preservation/Consistency Analysis, Belle Terre Project Site, Unincorporated Riverside County, California*, dated July 2019. (Appendix A)
- DOC California Department of Conservation, *Riverside County Williamson Act FY 2015/2016 Sheet 1 of 3*, dated 2016. (Available at ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf, accessed June 11, 2018).
- EIR531 County of Riverside, *Environmental Impact Report No. 531 to the Belle Terre Specific Plan No. 382*, certified December 9, 2014. (Available at the County of Riverside).
- FEMA Federal Emergency Management Agency, Flood Map Service Center, Panels 06065C2090G and 06065C2730G (both unprinted). (Available at <https://msc.fema.gov/portal/home>, accessed October 29, 2018).
- FMMP California Department of Conservation, *Farmland Mapping and Monitoring Program Riverside County Important Farmland 2016 Sheet 1 of 3*, dated July 2017. (Available at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf, accessed June 11, 2018).
- GHG Tables County of Riverside, *Greenhouse Gas Screening Tables, Belle Terre Tract No. 37449*. (Appendix F).
- GP County of Riverside, *County of Riverside General Plan*, dated December 8, 2015. (Available at <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>, accessed June 19, 2018).

- GW Geocon West, Inc., *Geotechnical Update, Belle Terre, East of Washington Street, South of Keller Road, French Valley Area, Riverside County, California*, dated October 6, 2017. (Appendix B)
- ORD 457 County of Riverside, *Ordinance 457.103*, adopted September 28, 2010. (Available at <https://www.rivcocob.org/ords/400/457.pdf>, accessed May 22, 2019).
- ORD 460 County of Riverside, *Ordinance 460 (As Amended through 460.154)*, last amended July 15, 2014. (Available at <https://www.rivcocob.org/wp-content/uploads/2009/10/Final-Ordinance-No.-460.pdf>, accessed May 22, 2019).
- ORD 625 County of Riverside, *Ordinance 625 (As Amended through 625.1)*, last amended November 8, 1994. (Available at <https://www.rivcocob.org/ords/600/625.1.pdf>, accessed May 22, 2019).
- ORD 655 County of Riverside, *Ordinance 655 (As Amended through 559.7)*, last amended October 26, 2000. (Available at <http://www.rivcocob.org/ords/500/559.7.pdf>, accessed May 9, 2019).
- ORD 659 County of Riverside, *Ordinance 659 (As Amended through 659.13)*, last amended January 13, 2015. (Available at <https://www.rivcocob.org/wp-content/uploads/2009/10/659.13.pdf>, accessed May 22, 2019).
- ORD 787 County of Riverside, *Ordinance 787 (As Amended through 787.8)*, last amended November 15, 2016. (Available at <https://www.rivcocob.org/ords/700/787.pdf>, accessed May 22, 2019).
- RCALUC Riverside County Airport Land Use Commission, *French Valley Airport Policies and Compatibility Map*, dated January 2012. (Available at <http://www.rcaluc.org/Portals/0/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090>, accessed June 19, 2018).
- RCC Riverside County Community and Cultural Services Division, *County Service Areas*. (Available at <https://rivcoccsd.org/csa/>, accessed June 4, 2018).
- RCIT Riverside County Information Technology, *Riverside County Map My County*, dated 2018. (Available at <https://gis.rivcoit.org/>, accessed October 24, 2018).
- RCTC Riverside County Transportation Commission, *2011 Riverside County Congestion Management Plan*, dated December 14, 2011. (Available at http://www.rctcdev.info/uploads/media_items/congestionmanagementprogram.original.pdf, accessed October 24, 2018).
- SCAQMD South Coast Air Quality Management District, *Rule 402 Nuisance*, dated May 7, 1976. (Available at <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf?sfvrsn=4>, accessed July 23, 2018).
- SP382 County of Riverside, *Belle Terre Specific Plan No. 382*, dated February 2015. (Available at <http://planning.rctlma.org/SpecificPlans/ApprovedSpecificPlansDocuments.aspx> accessed June 4, 2018).
- TVUSD Temecula Valley Unified School District, *Letter regarding Belle Terre Specific Plan and School Facilities Agreement*, dated March 12, 2019. (Appendix E)
- WEBB-A Albert A. Webb Associates, *Preliminary Hydraulic Study, Belle Terre Tentative Tract Map 37449, Riverside County, California*, dated July 2018. (Appendix C)

- WEBB-B Albert A. Webb Associates, *Project Specific Preliminary Water Quality Management Plan for TTM 37449*, dated July 10, 2018. (Appendix C)
- WEBB-C Albert A. Webb Associates, *Traffic Impact Analysis for TT37449*, dated April 2019. (Appendix D)

IX. ACRONYMS

Acronym

A-1-2 ½
A-1-5
A-1-10
A-P
AB
AQMP
APE
Basin
BAU
BAT
BCT
BMP
Caltrans
CAP
CBC
CC&Rs
CDFW
CE
CEQA
cf
CNEL
CO
County
CSA
CWA
CZ1800020
dBA
DBESP
DEIR531
DIF
DOC
DU/AC
EA
EA42506
EIR
EIR531
EIR531-A1
EMWD
EPD
ESA
FCWCD
FEIR531
FEMA
FIRM
FMMP
GHG
GP
HCOC
HCP
HDR

Definition

Light Agriculture
Light Agriculture
Light Agriculture
Light Agriculture with Poultry
Assembly Bill
Air Quality Management Plan
Area of Potential Effects
South Coast Air Basin
Business-As-Usual
Best Available Technology Economically Achievable
Best Conventional Pollutant Control Technology
Best Management Practices
California Department of Transportation
County of Riverside Climate Action Plan
California Building Code
Covenants, Conditions & Restrictions
California Department of Fish and Wildlife
Cadre Environmental
California Environmental Quality Act
cubic feet
Community Noise Equivalent Level
Carbon Monoxide
County of Riverside
Community Service Area
Clean Water Act
Belle Terre Specific Plan No. 382, Change of Zone No. 1800020
A-weighted decibels
Determination of Biological Equivalent or Superior Preservation
Draft Environmental Impact Report No. 531
Development Impact Fee
California Department of Conservation
Dwelling units/acre
Environmental Assessment
Environmental Assessment No. 42506
Environmental Impact Report
Environmental Impact Report No. 531
Environmental Impact Report No. 531, Addendum No. 1
Eastern Municipal Water District
Environmental Programs Division
Environmental Site Assessment
Riverside County Flood Control and Water Conservation District
Final Environmental Impact Report 531
Federal Emergency Management Agency
Flood Insurance Rate Map
Farmland Mapping and Monitoring Program
Greenhouse Gas
City of Menifee General Plan
Hydrological Conditions of Concern
Habitat Conservation Plan
High Density Residential

HOA	Homeowner Association
HUSD	Hemet Unified School District
kWh	Kilowatt hour
LDR	Low Density Residential
LID	Low Impact Development
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
MHDR	Medium High Density Residential
MLD	Most likely descendants
MRZ	Mineral Resource Zone
MSHCP	Western Riverside Multiple Species Habitat Conservation Plan
NOI	Notice of Intent
NOP	Notice of Preparation
NO _x	Nitrogen Oxides
OS-C	Open Space - Conservation
OS-CH	Open Space – Conservation Habitat
OS-R	Open Space – Recreation and Open Space – Recreation/Basin
PA	Planning Area
PDF	Project Design Feature
PF	Public Facilities
PM ₁₀	Particulate matter less than 10 microns in size
PM _{2.5}	Particulate matter less than 2.5 microns in size
Project	SP382S1, TTM37449, EIR531-A1, and CZxxxx
R-A-2 ½	Residential Agriculture - 2 ½ Acre Minimum
R-1	One-Family Dwellings
R-5	Open Area Combining Zone Residential Developments
RCA	Western Riverside County Regional Conservation Authority
RCFD	Riverside County Fire Department
RCHCA	Riverside County Habitat Conservation Agency
RCSD	Riverside County Sherriff's Department
RCTC	Riverside County Transportation Commission
RM	Rural Mountainous
RR or R-R	Rural Residential
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SKR	Stephen's Kangaroo Rat
SO _x	Sulfur oxides
SoCal Gas	Southern California Gas
SP	Specific Plan
SP286	Winchester Specific Plan No. 286
SP310	Domenigoni Specific Plan No. 310
SP380	Keller Crossing Specific Plan No. 380
SP382	Belle Terre Specific Plan No. 382
SP382S1	Belle Terre Specific Plan No. 382, Substantial Conformance No. 1
SWPPP	Stormwater Pollution Prevention Plan
TAC	Toxic Air Contaminant
tpd	Tons per day
TTM	Tentative Tract Map

TTM29883	Tentative Tract Map No. 29883
TTM30837	Tentative Tract Map No. 30837
TTM33423	Tentative Tract Map No. 33423
TTM37449	Tentative Tract Map No. 37449
TVUSD	Temecula Valley Unified School District
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
Valley-Wide	Valley-Wide Recreation and Park District
VdB	Vibration velocity level
VOC	Volatile organic compound
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

Mitigation Monitoring and Reporting Program

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
IV.D Air Quality				
<p>Mitigation Measure D-1: Construction Emissions During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-2: Construction Emissions During the Project's construction phase, the construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:</p> <ul style="list-style-type: none"> • Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; • Pave the surface extending at least 100 feet and at least 20 feet wide; • Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or • Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. 	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-3: Construction Emissions During the Project's construction phase, all haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-4: Construction Emissions During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-5: Construction Emissions During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure D-6: Construction Emissions During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-7: Construction Emissions During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-8: Construction Emissions During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-9: Construction Emissions During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-10: Construction Emissions During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-11: Construction Emissions During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-12: Construction Emissions During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure D-13: Construction Emissions During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-14: Construction Emissions During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-15: Construction Emissions During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.</p>	On-going through any construction phase	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-16: Operation Emissions Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.</p>	Prior to issuance of any building permit	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-17: Operation Emissions (Revised) <u>The owners of implementing projects shall incorporate into the project Covenants, Conditions & Restrictions (CC&Rs) a requirement to use low VOC cleaning supplies in future households. Homeowner Associations (HOAs) shall notify residents of this requirement. The CC&Rs with this requirement shall be provided to the County to approve prior to map recordation.</u> Prior to issuance of a certificate of occupancy, the County Building Department shall ensure that the Project uses low-VOC cleaning supplies.</p>	Prior to issuance of any certificate of occupancy map recordation	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-18: Operation Emissions Prior to issuance of a certificate of occupancy, the County Waste Management Department shall ensure that the Project incorporates compost and recycling services.</p>	Prior to issuance of any certificate of occupancy	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-19: Operation Emissions Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant</p>	Prior to issuance of any building permit	County of Riverside - Building and Safety Division		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.</p>				
<p>Mitigation Measure D-20 The Project shall incorporate light-colored paving and roofing materials.</p>	Prior to issuance of certificate of occupancy	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-21 Prior to issuance of a certificate of occupancy, the County Building and Safety Department shall ensure that electric or propane outlets are provided for barbecues in residential areas.</p>	Prior to issuance of certificate of occupancy	County of Riverside - Building and Safety Division		
<p>Mitigation Measure D-22 (Revised) The owners of implementing project shall incorporate into the project CC&Rs a requirement to use electric lawn mowers and leaf blowers in future households. HOAs shall notify residents of this requirement. The CC&Rs with this requirement shall be provided to the County to approve prior to map recordation. Prior to issuance of a certificate of occupancy, the County Planning Department shall ensure that the Project's Homeowner's Association enforces the use of electric lawn mowers and leaf blowers.</p>	Prior to issuance of a certificate of occupancy map recordation	County of Riverside - Planning Division		
<p>IV.E Biological Resources</p>				
<p>Mitigation Measure E-1: MSHCP Local Development Mitigation Fee Payment Prior to issuance of a grading permit, the Project Applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the County.</p>	Prior to issuance of grading permit	County of Riverside - Environmental Programs Division		
<p>Mitigation Measure E-2: SKR HCP Fee Assessment Area Fee Payment Prior to issuance of a grading permit, the Project Applicant shall pay the fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County.</p>	Prior to issuance of grading permit	County of Riverside - Environmental Programs Division		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure E-3: Burrowing Owl</p> <p>Prior to issuance of a grading permit, a 30-day burrowing owl preconstruction survey shall be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey shall be conducted in compliance with both MSHCP and CDFW guidelines. A report of the findings prepared by a qualified biologist shall be submitted to the County prior to any permit or approval for ground disturbing activities.</p> <p>If burrowing owls are detected on-site during the 30-day preconstruction survey, during the breeding season (February 1 to August 31), then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if during the breeding season, a burrowing owl mitigation plan shall be developed based on the County EPD, CDFW, and USFWS requirements for the active relocation of individuals to the Lake Mathews Preserve.</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside - Environmental Programs Division</p>		
<p>Mitigation Measure E-4: Migratory Bird Treaty Act</p> <p>Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive passerine and raptor species shall require compliance with the federal MBTA. Construction outside the nesting season (between September 1 and January 31) does not require pre-removal nesting bird surveys. If construction is proposed between February 1 and August 31, a qualified biologist shall conduct a nesting bird survey(s) no more than fourteen days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project site.</p> <p>The survey(s) shall focus on identifying any raptors and/or passerines nests that could be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside - Environmental Programs Division</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the County prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A report of the findings prepared by a qualified biologist shall be submitted to the County prior to construction that has the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.</p>				
<p>Mitigation Measure E-5: MSHCP Proposed Conservation Area (Revised) Prior to issuance of a grading permit, the Project Applicant shall provide initiate legal agreements (i.e. Donation Agreement) the RCA or similar entity with fee title/ownership and management responsibilities for the 406-85-106.90-acre MSHCP Proposed Conservation Area designated by the County of Riverside EPD as illustrated on Figure III-1 (refer to Section III [Project Description]).</p>	<p>Prior to issuance of grading permit</p>	<p>County of Riverside - Environmental Programs Division</p>		
<p>Mitigation Measure E-6: Riparian/Riverine/Vernal Pool Resources (Revised) To meet the criteria of a biologically equivalent or superior alternative, the Project Applicant shall offset impacts to 429 1.13 acres of MSHCP riparian/riverine habitat by restoring 2-88 4.21 acres of non-riparian/riverine habitat as directed by the RCA, USFWS, CDFW, USACE, and RWQCB. The 2-884.21 acres of mitigation lands shall be identified, restored and located adjacent to the existing, on-site riparian corridor. Specifically, the proposed restoration shall occur within the on-site MSHCP Proposed Conservation Area, which shall have been conveyed in fee title, or by conservation easement, to the RCA. An MSHCP DBESP shall be prepared and submitted to the County, RCA, and wildlife agencies for review and approval prior to issuance of a grading permit.</p>	<p>Prior to the issuance of grading permit</p>	<p>County of Riverside - Environmental Programs Division</p>		
<p>Mitigation Measure E-7: Riparian/Riverine/Vernal Pool Resources (Revised) Prior to issuance of a grading permit, the Project Applicant shall obtain a 404 Nationwide Permit from the USACE, 1602 SAA from CDFW, and a</p>	<p>Prior to issuance of a grading permit</p>	<p>California Department of Fish and Wildlife Regional Water Quality Control Board</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures</p> <p>401 Certification issued by the RWQCB pursuant to the California Water Code Section 13260. During the permit process a Habitat Mitigation Monitoring Plan (HIMMP) shall be developed and approved by the County EPD, RCA, and applicable regulatory and wildlife agencies. As outlined in E-6, mitigation ratios and restoration efforts shall occur on-site within the MSHCP Proposed Conservation Area adjacent to the riparian corridor (French Valley Creek). A total of <u>2,584.21</u> acres shall be restored.</p>		County of Riverside - Environmental Programs Division		
<p>IV.F Cultural Resources</p>				
<p>Mitigation Measure F-1: Cultural Resources (Revised)</p> <p><u>60 Series</u></p> <p><u>Project Archaeologist</u>. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside – Planning Department Pechanga Tribe or Soboba Band</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures identify any unknown historic archaeological resources. During all earthmoving activities, the archaeological monitor should be present to monitor all previously undisturbed soils and to identify, document, and evaluate any potential historic, archaeological, or cultural resources that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail in the archaeological monitoring report and updated in the appropriate existing or new DPR form. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.</p>				
<p>Mitigation Measure F-2: Cultural Resources (Revised) 60 Series Native American Monitor. 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.</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside – Planning Department Pechanga Tribe or Soboba Band</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures historic, archaeological, and cultural resources. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p> <p>Mitigation Measure F-3: Cultural Resources (Revised) A Cultural Resource Monitoring Plan (CRMP) shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This CRMP should be prepared in conjunction with the consulting tribe. Prior to the beginning of any ground disturbing activities, the County qualified archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.</p> <p>The Agreement shall address the appropriate protocols should archaeological, historical, or cultural resources be found; the process for identification, evaluation, and any potential avoidance, preservation or other mitigation options; protocols for field and laboratory analysis of any artifacts that are recovered during the fieldwork that shall take into account traditional Tribal practices; documentation of any new sites and artifacts; and any other appropriate methodology. Further comparative analysis of any recovered artifacts from CA RIV 10950/H with other Archaic-age sites in the region and from CA RIV 10949/H with other historic-age farmstead</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside – Planning Department Pechanga Tribe or Soboba Band</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p><u>sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist. The archaeologist shall also be responsible for a post-grading monitoring report to be submitted to the County, the Project Applicant, the Eastern Information Center, and the Pechanga Tribe and the Soboba Band of Luiseno Indians no later than 45 days after completion of all monitoring activities.</u></p> <p>Mitigation Measure F-4: Cultural Resources</p> <p>During the Project's construction phase, the area labeled "Avoided Cultural Resource" on the land use map (on file with the County) shall be avoided and fenced as appropriate to deter any potential impacts to the area. Fencing shall be installed prior to grading in the area, and the fencing shall be removed after all earthmoving activities have been completed in the area.</p> <p>Mitigation Measure F-5: Cultural Resources (Revised)</p> <p>The Project Applicant, the Soboba Band or Pechanga consulting Tribe, and the County-qualified archaeologist shall conduct controlled grading utilizing a paddle grader during construction impacts to CA-RIV-10950/H. A controlled grading plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.</p> <p>Upon completion of the implementation phase (clearing, grubbing, grading trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.</p> <p>The purpose of the controlled grading at and around the site as outlined in the area labeled as "Controlled Grade Area" is to afford the opportunity to determine whether any subsurface resources are associated with the site and if so, to collect the resources for appropriate treatment pursuant to</p>	<p>On-going during any construction</p>	<p>County of Riverside – Planning Department Pechanga Tribe or Soboba Band</p>	<p>County of Riverside – Planning Department Pechanga Tribe or Soboba Band</p>	

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures Section V(g) of the Agreement and in the Monitoring Plan to be developed by the project archaeologist in consultation with the Soboba Band or Pechanga Tribe. The Developer shall only use a paddle grader, and no other ground disturbing equipment or methods, in the "Controlled Grade Area" delineated and labeled on the attached land use map. All controlled grading shall be monitored according to the provisions of Mitigation Measure F-2.</p>				
<p>Mitigation Measure F-6: Cultural Resources (Revised) <u>15 Series</u> 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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary, if inadvertent discoveries of subsurface archaeological/cultural</p>	<p>On-going during any construction</p>	<p>County of Riverside – Planning Department Pechanga Tribe or Soboba Band</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures resources are discovered during grading, the Developer, the project archaeologist, and the Soboba Band or Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Soboba Band or Pechanga Tribe cannot agree on the significance of the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Soboba Band or Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or Board of Supervisors.</p>				
<p>Mitigation Measure F-7: Cultural Resources (Revised) <u>15 Series</u> Artifact Disposition In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods. 1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. Upon completion of the implementation phase (clearing, grubbing, grading, trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside -- Planning Department Pechanga Tribe or Soboba Band</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures</p> <p>requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.</p> <p>2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p>If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center. The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the Soboba Band of Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2.</p>				
<p>Mitigation Measure F-8: Human Remains (Revised)</p> <p>15 Series</p> <p>Human Remains</p> <p>If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:</p> <p>Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.</p> <p>If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be</p>	<p>On-going during any construction</p>	<p>County of Riverside -- Planning Department NAHC</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.</p> <p>Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:</p> <ul style="list-style-type: none"> • The nondestructive removal and analysis of human remains and items associated with Native American human remains. • Preservation of Native American human remains and associated items in place. • Relinquishment of Native American human remains and associated items to the descendants for treatment. • Other culturally appropriate treatment. <p>The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.</p> <p>Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.</p> <p>Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the</p>				

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:</p> <ul style="list-style-type: none"> Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. Record a document with the county in which the property is located. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. <p>Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the most likely descendant(s) of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure F-2.</p>				

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure F-9: Cultural Resources (Revised) All sacred sites, as described in Public Resource Code section 5097.9, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.</p> <p>Mitigation measure F-10: Paleontological Resources Prior to issuance of grading permits, the Project developer shall retain a qualified paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for the excavation phase of the Project. The PRIMP shall conform to the guidelines of the County and the Society of Vertebrate Paleontology and include the following steps:</p> <ul style="list-style-type: none"> • A trained paleontological monitor shall be present during ground-disturbing activities within the Project area in sediments determined likely to contain paleontological resources. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains. • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques. • All fossils collected shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage. 	<p>On-going during any construction</p> <p>Prior to issuance of any grading permit</p>	<p>County of Riverside – Planning Department Pechanga Tribe or Soboba Band</p> <p>County of Riverside – Planning Department</p>		
<p>IV.G Geology and Soils</p>				

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure G-1: Seismic-related Ground Failure/Liquefaction Prior to issuance of a building permit, it shall be determined by the Project Developer and the County if structural improvements are proposed within the northwestern portion of the Project site where alluvium may extend to a depth of 25 feet. The removal depth within this area may be limited to a maximum of 10 feet (or 2 feet above groundwater level) as opposed to complete removal of alluvium. However, it is recommended that construction of buildings in areas underlain by compressible silt and clays (such as the vicinity of Boring B-7) be delayed at least 4 months after grading and excavation to allow for consolidation settlement to take place. After completion of the recommended removal and prior to placing additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557. Saturated soils may require drying back to near optimum moisture content or mixing with drier materials.</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside – Building and Safety Division</p>		
<p>Mitigation Measure G-2: Geologic/Soli Instability Prior to issuance of grading permits, a detailed geotechnical investigation report shall be submitted to the County with engineered grading plans that provides site-specific recommendations to allow for development that meets the requirements of the State and County Building Code. The geotechnical report shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, and slope stability recommendations, as appropriate.</p>	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside – Building and Safety Division</p>		
IV.H Greenhouse Gas Emissions				
<p>Mitigation Measure H-1: GHG Emissions Prior to issuance of building permits, ensure that project design features specified in the Specific Plan are implemented.</p>	<p>Prior to issuance of any building permit</p>	<p>County of Riverside – Planning Department</p>		
<p>Mitigation Measure H-2: GHG Emissions</p>	<p>Prior to issuance of any building permit</p>	<p>County of Riverside – Building and Safety Division</p>		

	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures</p> <p>Prior to issuance of building permits, ensure that, through economically feasible installations, the Project achieves a 15 percent reduction in electricity and natural gas energy use beyond the 2008 Title 24 standards.</p> <p><u>Mitigation Measure: GHG-1 (Added)</u></p> <p>Prior to issuance of building permits, the Project applicant shall provide documentation to the County of Riverside Building and Safety Department demonstrating that the following measures or any other combination thereof are incorporated from the County's 2018 Greenhouse Gas Emissions Screening Tables, shown in Appendix F, as needed to achieve the required 100 points. Documentation may include measures incorporated into construction plans and specifications, development agreements, and/or other mechanisms.</p>	<p>Prior to issuance of any building permit</p>	<p>County of Riverside – Building and Safety Division</p>		
<p>IV.I Hazards and Hazardous Materials</p>				
<p>Mitigation Measure I-1: Emergency Response</p> <p>Prior to issuance of any grading permits, a detailed traffic control plan shall be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. The traffic control plan shall be approved by the County Transportation Department prior to implementation.</p>	<p>Prior to issuance of any building permit</p>	<p>County of Riverside – Transportation Division</p>		
<p>IV.K Land Use and Planning</p>				
<p>Mitigation Measure K-1: Highway 79 Policies (Revised)</p> <p>Prior to approval of an implementing project, issuance of building permits, the County shall ensure compliance with the Highway 79 Policy Area Condition of Approval. The calculated maximum amount of dwelling units within the Specific Plan is 724 for typical consistency with the Highway 79 Policy Area. The allowable number of units may be altered shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the</p>	<p>Prior to approval of an implementing project</p>	<p>County of Riverside – Planning Department</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures</p> <p>Highway 79 Policy Area Condition of Approval. If the Highway 79 policies are amended, implementing projects shall show how they are consistent with the policies as amended the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the application of the Highway 79 policies' requirements Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units as originally approved in the Specific Plan have been evaluated throughout the Belle Terre Specific Plan EIR.</p>				
<p>IV.L Noise</p>				
<p>Mitigation Measure L-1: Construction Noise</p> <p>Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this Project. Examples of potential mitigation methods include the following:</p> <ul style="list-style-type: none"> • Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise) • Preferential location of equipment (a reduction of 3dBA for every doubling of distance) • Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment) • Notification to land uses in the vicinity of construction schedule • Posting of a contact name and number of contractor or County staff to receive complaints 	<p>Prior to issuance of any grading permit</p>	<p>County of Riverside – Environmental Health</p>		
<p>Mitigation Measure L-2: Construction Noise</p> <p>During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):</p> <ul style="list-style-type: none"> • During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m. 	<p>On-going during all construction</p>	<p>County of Riverside – Building and Safety Division</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification				
			<table border="1"> <tr> <th data-bbox="305 247 354 533">Action</th> <th data-bbox="354 247 386 533">Date Completed</th> </tr> <tr> <td></td> <td></td> </tr> </table>	Action	Date Completed		
Action	Date Completed						
<p>IV.O Transportation/Traffic</p> <p>Mitigation Measure O-1: Intersection and Roadway Segment LOS <i>Existing-With-Project (2012) – 360 Dwelling Units</i></p> <p>Prior to issuance of a Building Permit, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]) for the following improvements that are outside the County's jurisdiction:</p> <p>Intersection 1: I-215 Southbound Ramps/Scott Road</p> <ul style="list-style-type: none"> • Construct a second westbound left-turn lane <p>Intersection 7: Margarita Road/Murrieta Hot Springs Road</p> <ul style="list-style-type: none"> • Modify the traffic signal to remove the southbound (west leg) crosswalk <p>Intersection 8: SR-79/Domenigoni Parkway</p> <ul style="list-style-type: none"> • Modify the traffic signal to implement overlap phasing on the northbound right turn lane • Modify the traffic signal to remove the eastbound (south leg) crosswalk <p>Intersection 9: SR-79/Holland Road</p> <ul style="list-style-type: none"> • Install a traffic signal • Install a traffic signal • Construct a northbound left-turn lane • Construct a southbound left-turn lane <p>Intersection 15: SR-79/Thompson Road</p> <ul style="list-style-type: none"> • Construct a second northbound left-turn lane • Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane <p>Intersection 19: SR-79/Murrieta Hot Spring Road</p> <ul style="list-style-type: none"> • Construct a second southbound left-turn lane 	<p>Prior to issuance of a building permit</p>	<p>County of Riverside – Transportation Department</p>					

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures</p> <ul style="list-style-type: none"> • Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes • Modify the traffic signal to remove the southbound (west leg) crosswalk <p>Intersection 21: SR-79/Nicolas Road</p> <ul style="list-style-type: none"> • Modify the traffic signal to implement overlap phasing on the northbound right-turn lane • Construct a second southbound left-turn lane <p>Intersection 22: SR-79/Margarita Road</p> <ul style="list-style-type: none"> • Construct a southbound right-turn lane • Modify the traffic signal to implement overlap phasing on the southbound right turn lane <p>Intersection 23: SR-79/Ynez Road</p> <ul style="list-style-type: none"> • Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane <p>Intersection 24: SR-79/-15 Northbound Ramps</p> <ul style="list-style-type: none"> • Construct a southbound free-right-turn lane 				
<p>Mitigation Measure O-2: Intersection and Roadway Segment LOS</p> <p>Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:</p> <p>Intersection 27: Pourroy Road-West/Auld Road</p> <ul style="list-style-type: none"> • Install a traffic signal <p>Intersection 33: Washington and Abelia Street</p> <ul style="list-style-type: none"> • Install a traffic signal <p>If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy, subject to reimbursement or fee credit issues by the County.</p>	<p>Prior to issuance of any building permit</p>	<p>County of Riverside - Transportation Department</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure O-3: Intersection and Roadway Segment LOS Existing-With-Project (2012) – 725 Dwelling Units</p> <p>Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBB fees (refer to Table IV.O-17) for the following improvements that are outside the County:</p> <p>Intersection 6: Leon Road and Scott Road:</p> <ul style="list-style-type: none"> • Install a traffic signal • Construct a northbound left turn lane • Construct a southbound left turn lane • Construct an eastbound left turn lane • Construct a westbound left-turn lane <p>Intersection 10: SR-79 and Scott Road:</p> <ul style="list-style-type: none"> • Construct a westbound left-turn lane • Construct a westbound right-turn lane 	<p>Prior to issuance of any building permit</p>	<p>County of Riverside - Transportation Department</p>		
<p>Mitigation Measure O-4: Intersection and Roadway Segment LOS Existing-Plus-Project (2012) – 1,282 Dwelling Units</p> <p>Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees (refer to Table IV.O-17) for the following improvement that is outside the County:</p> <p>Intersection 10: SR-79/Scott Road</p> <ul style="list-style-type: none"> • Construct an eastbound left-turn lane. 	<p>Prior to issuance of any building permit</p>	<p>County of Riverside - Transportation Department</p>		
<p>Mitigation Measure O-5: Intersection and Roadway Segment LOS Existing-Plus-Project (2012) – 1,282 Dwelling Units</p> <p>Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:</p> <p>Intersection 30: Washington Street/Keller Road (North Street):</p> <ul style="list-style-type: none"> • Install a traffic signal 	<p>Prior to issuance of any building permit</p>	<p>County of Riverside - Transportation Department</p>		

Mitigation Measures	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measures</p> <ul style="list-style-type: none"> • Construct a northbound left-turn lane • Construct a southbound left-turn lane • Construct an eastbound left-turn lane • Construct a westbound left-turn lane and a shared through-right-turn lane <p>If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.</p>				
<p>Mitigation Measure O-6: Intersection and Roadway Segment LOS Near-Term (2014) and Long-Term (2035) Cumulative Conditions</p> <p>Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBDF fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]).</p>	<p>Prior to issuance of any building permit</p>	<p>County of Riverside - Transportation Department</p>		
<p>Mitigation Measure TRANS-1: (Added)</p> <p>Install a traffic signal at the intersection of Leon Road (NS) and Scott Road (EW) to include the following geometrics with signalized control:</p> <ul style="list-style-type: none"> • Northbound: One lane shared by left-turn, through and right-turn movements. • Southbound: One lane shared by left-turn, through and right-turn movements. • Eastbound: One lane shared by left-turn, through and right-turn movements. • Westbound: One shared by left-turn, through and right-turn movements. 	<p>Prior to issuance of any building permit</p>	<p>County of Riverside - Transportation Department</p>		
<p>Mitigation Measure TRANS-2: (Added)</p> <p>Intersections 1, 17, and 18 shall pay fair share fees in accordance with Table M, Protect Fair Share Contribution, of EIR531-A1.</p>	<p>Prior to issuance of any building permit</p>	<p>County of Riverside - Transportation Department</p>		



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

Juan C. Perez
Agency Director



10/28/19, 5:21 pm

SP00382S01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00382S01. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (SP00382S01) 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. 2 AND - Project Description & Operational Limits

SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1 is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, consolidate park acreage for larger park areas, increase the total amount of area designated for open space, and modify the circulation plan.

Below is a summary of each of the primary changes proposed by the Substantial Conformance:

1. Merged previous Planning Areas 10 and 11 (both Medium High Density Residential) into a new Planning Area 28 with land use designation of Medium High Density Residential;
2. Modified land use designation for Planning Area 14 from Low Density Residential to primarily Open Space – Conservation and a portion to Medium Density Residential that is now part of Planning Area 13 that was already designated as Medium Density Residential with no increase in the total amount of units for these Planning Areas;
3. Removed the southern portion of previous Planning Area 8 as a linear park due to steep grades and incorporate into Planning Area 9 and new Planning Area 28 as Medium High Density Residential and the western portion of Previous Planning Area 8 into Planning Area 6 with a changed land use designation to Open Space – Conservation and change the remaining central portion of Planning Area 8 as new Planning Area 25 designated as Open Space – Recreation;
4. Modify Planning Area 12 land use designation from Medium High Density Residential to Open Space – Recreation;

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)

5. Split Planning Area 15 which was previously designated as Open Space – Recreation/basin into Planning Area 15 and a new Planning Area 27 and designated as Open Space – Conservation and Open Space – Recreation, respectively;
6. Redesignate Planning Areas 1 and 3 from Medium High Density Residential to Medium Density Residential;
7. Remove Planning Areas 16A, 16C, 16D, 16E, and 16F into Planning Areas 8, 26, 19, 16, 24, respectively and maintain the land use designation of Open Space – Conservation;
8. Redesignate and expand acreage of previous Planning Area 16B as Open Space – Conservation to Open Space – Recreation;
9. Other minor Planning Area boundary, unit allocation, and acreage modifications that does not result in a change to Planning Area density;
10. Redesignates a segment of Fields Drive (east of the intersection of Fields Drive and Autumn Glen Circle) as a local street and adds a roundabout at Fields Drive and Belle Terre Parkway within the Specific Plan Circulation Plan;
11. Removes Rebecca Street located on the east side of the aqueduct as a connection for the southern 55 acres of the Specific Plan (proposed Planning Areas 13, 14, 15, 20, 21, and 27) and replaces it with a more direct crossing of the aqueduct to Autumn Glen Circle within the Specific Plan Circulation Plan;
12. Redesignate Belle Terre Drive to a collector within the Specific Plan Circulation Plan; and
13. Include approximately 16 acres of parks (proposed Planning Areas 5, 12, and 27) to be maintained by Valley-Wide Recreation & Parks District as well as approximately 8 acres of community parks (Planning Areas 10 and 25) that may include dog park/run, recreational center, community garden, farmhouse, and/or farmhouse associated uses.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 531 and the Project Initial Study/Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 531 and the Project Initial Study/Addendum.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits/SP Document (cont.)

Advisory Notification. 5 AND - Exhibits/SP Document

The development of the premises shall conform substantially with that as shown on APPROVED SPECIFIC PLAN. The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 382 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 382 Substantial Conformance No. 1.

CHANGE OF ZONE = Change of Zone No. 7775.

GPA = Comprehensive General Plan Amendment No. 1013, 1014, & 1113.

EIR = Environmental Impact Report No. 531.

Specific Plan No. 382 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 531 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits/SP Document (cont.)

commenting on the Draft EIR.

- 5. Responses of the County to significant environmental point raised in the review and consultation process.
- 6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

- 1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

- 2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, 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 Plot Plan, 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Limits of SP Document

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding the above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

BS-Grade. 2 0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

BS-Grade. 3 0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0030-E Health-SP382 - EMWD WATER & SEWER

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH) for review and consideration an original copy of a "will-serve" letter for water and sewer service from Eastern Municipal Water District (EMWD). Please note that the requirement for a water and sewer "will-serve" may be waived at the discretion of DEH if an active Memorandum of Understanding (MOU) between the County of Riverside and EMWD exists at the time of the implementing project's submittal stipulating this waiver.

E Health. 2 0030-E Health-SP382 - ENV CLEANUP PROGRAMS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup Programs (ECP) an original copy of an Environmental Site Assessment (ESA) Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

E Health. 3 0030-E Health-SP382 - INDUSTRIAL HYGIENE

Prior to the approval of any implementing project with the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH Office of Industrial Hygiene for review and consideration an original copy of a Noise Study. Applicable review fees shall apply.

Fire

Fire. 1 0010-Fire-SP-#47 SECONDARY ACCESS

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **0010-Fire-SP-#47 SECONDARY ACCESS (cont.)**

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Fire. 2 **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 3 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Fire. 4 **0010-Fire-SP-#97-OPEN SPACE**

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Flood

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

0010-Flood-SP FLOOD HAZARD REPORT (cont.)

There are approximately 35 acres of offsite storm runoff tributary to the northeastern boundary of the project. The developer proposes to collect the offsite flows into a storm drain in Planning Area 4 and convey the runoff to the District maintained Warm Springs Valley, Field Drive Storm Drain and Lateral A-1 and A-8 (project number 7-0-00217) and ultimately to the French Valley Channel.

Approximately 50 acres of offsite runoff impacts Planning Area 10 and 11 at South Street and drains into basin "B4" located upstream of the aqueduct. The project will need to address how these flows are adequately conveyed through private property from the basin to South Street.

Approximately 155 acres of onsite and offsite runoff impacts the southern portion of the project (Planning Areas 13-15 and Open Space 9 and 10) and drains westerly to Tract 30837. The drainage plan references the use of a proposed offsite detention basin within Tract 30837, however no basins are included within Tract 30837. The project will need to show, at a minimum, that the developed condition flow rate is mitigated to the existing flow rate, consistent with the current tract 30837 conditions of approval.

Onsite Planning area 9 and 10 existing condition flows northerly and then westerly to the District maintained facility, Warm Springs Valley Stage 3, Wisteria Loop Storm Drain, project number 7-0-00200 (Tract 30069). The current proposal redirects these flows southerly and outlets at the intersection of South Street and Washington Street. The project will need to address how these diverted flows are conveyed through private property to the Wisteria Storm Drain.

The proposed grading shows diversions of tributary area within the onsite watersheds. The District finds the diversions acceptable as long as the increases in area and flow rate are mitigated within the project's proposed basins. A diversion exhibit, K, has been provided, which identifies the diversions. The project's 100 year runoff calculations shall demonstrate that the existing downstream

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

capacity of the District maintained facilities are not exceeded.

The development of this site would increase peak flow rates upon downstream property owners and shall be mitigated. The downstream infrastructure has been designed and constructed based upon existing land use hydrology and thus, does not serve as an adequate outlet. Therefore, this development would adversely affect downstream property owners and infrastructure. Increased runoff basins have been shown on the exhibits which include size and storage volume of the basins. The proposed basins are also intended to address water quality impacts and hydromodification. The basins are proposed to be maintained by HOA or County CFD.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, a series of basins are shown. Although the proposed features are truly only conceptual at this stage, the applicant's engineer has submitted documentation to the District to demonstrate the general adequacy of the area set aside for water quality basins. It should be noted that each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal. The WQMP shall address the site specific development proposed and be consistent with applicable regulations in effect at that time.

This development is located within the boundaries of the Warm Springs Valley section of the Murrieta Creek Area Drainage (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.

Flood. 3 0010-Flood-SP INCREASED RUNOFF CRITERIA

A complete drainage study including, but not limited to,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3 0010-Flood-SP INCREASED RUNOFF CRITERIA (cont.)

hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval during the improvement plan check stage of the development.

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

Low Loss rates will be determined using the following:

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

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

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3

0010-Flood-SP INCREASED RUNOFF CRITERIA (cont.)

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

Flood. 4

0010-Flood-SP UNIT PHASING

If the development occurs in phases, each phase shall be protected from the 1 in 100 year tributary flows. Also, the construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100 year tributary flows of this phase shall be required prior to its final map recordation.

Planning

Planning. 1

0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Planning. 2

0010-Planning-SP - MM-11/12 DIESEL-POWERED

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all diesel-powered

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 **0010-Planning-SP - MM-11/12 DIESEL-POWERED (cont.)**

off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

Planning. 3 **0010-Planning-SP - MM-D-1**

The applicant shall provide evidence that the following have been done prior to final building inspection:

During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

Planning. 4 **0010-Planning-SP - MM-D-10**

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

Planning. 5 **0010-Planning-SP - MM-D-13**

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

Planning. 6 **0010-Planning-SP - MM-D-14**

During the Project's construction phase, heavy-duty trucks

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **0010-Planning-SP - MM-D-4 (cont.)**

During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).

Planning. 11 **0010-Planning-SP - MM-D-5**

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible.

Planning. 12 **0010-Planning-SP - MM-D-6**

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

Planning. 13 **0010-Planning-SP - MM-D-7**

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Planning. 14 **0010-Planning-SP - MM-D-8**

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

Planning. 15 **0010-Planning-SP - MM-D-9**

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Planning. 16 **0010-Planning-SP - MM-L-2**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0010-Planning-SP - MM-L-2 (cont.)

The applicant shall provide evidence that the following
have been done prior to final building inspection.

During the Project's construction phase, all construction
activities shall be limited to the following time
constraints (as monitored by the County's Building
Department):

During the months of June through September, construction
activities shall be limited to between the hours of 6:00
a.m. and 6:00 p.m.

During the months of October through May, construction
activities shall be limited to between the hours of 7:00
a.m. and 6:00 p.m.

Planning. 17 0010-Planning-SP - MM-L-3

The applicant shall provide evidence that the following
have been done prior to final building inspection.

The Project Applicant shall have the HVAC systems
completely enclosed and surrounded with sound insulation.

Planning. 18 0010-Planning-SP - NO P.A. DENSITY TRANSFER

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except
through the Specific Plan Amendment process.

Planning. 19 0010-Planning-SP - PDP01439

County Paleontological Report (PDP) No. 1439, submitted for
this case (SP00382), was prepared by Applied Earthworks,
Inc. and is entitled: "Preliminary Assessment of the
Paleontological Resources Potential of the Belle Terre
Project, Southeast Corner of Keller Street and Washington
Road, French Valley, Riverside County, California", dated
December 4, 2012. In addition, Applied Earthworks
submitted "Paleontological Resources Assessment Report for
the Belle Terre Project, Specific Plan 00382, French Valley
Area, Riverside County, California", dated November 2013.
This document is herein incorporated as a part of PDP01439.

PDP01439 concluded:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 0010-Planning-SP - PDP01439 (cont.)

1.The Mesozoic rocks, artificial fill and Quaternary old colluvial deposits within the Project area are considered to have a low paleontological resources potential.

2.Quaternary very old alluvial channel deposits and very old alluvial valley deposits are considered to have a high paleontological resources potential.

PDP01439 recommended:

1.Prior to the start of construction, all field personnel will receive a worker's environmental awareness training module on paleontological resources.

2.Prior to commencement of ground-disturbing activities, a qualified and professional paleontologist will be required to prepare and implement a paleontological mitigation plan for the Project.

3.PDP01439 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01439 is hereby accepted for SP00382. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

Planning. 20 0020-Planning-SP - 90 DAYS TO PROTEST

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 21 0030-Planning-SP - ACOE CLEARANCE

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23 **0030-Planning-SP - ARCHAEOLOGIST RETAINED (cont.)**

explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

Planning. 24 **0030-Planning-SP - ARTIFACT DISPOSITION**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:"The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2".

Planning. 25 **0030-Planning-SP - AVOID CULTURAL RESOURCE**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:
"During the Project's construction phase, the area labeled "Avoided Cultural Resource" on the land use map (on file with the County) shall be avoided".

Planning. 26 **0030-Planning-SP - CA-RIV-10951/H**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:"The Project Applicant, the Soboba Band or Pechanga Tribe, and the County-qualified archaeologist shall conduct controlled grading utilizing a paddle grader during construction impacts to CA-RIV-10951/H. The purpose of the controlled grading at and around the site as outlined in the area labeled as "Controlled Grade Area" is to afford the opportunity to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26 0030-Planning-SP - CA-RIV-10951/H (cont.)

determine whether any subsurface resources are associated with the site and if so, to collect the resources for appropriate treatment pursuant to Section V(g) of the Agreement and in the Monitoring Plan to be developed by the project archaeologist in consultation with the Soboba Band or Pechanga Tribe. The Developer shall only use a paddle grader, and no other ground disturbing equipment or methods, in the "Controlled Grade Area" delineated and labeled on the attached land use map. All controlled grading shall be monitored according to the provisions of Mitigation Measure F-2".

Planning. 27 0030-Planning-SP - COMPLETE CASE APPROVALS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, all three (3) GPAs, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

Planning. 28 0030-Planning-SP - F&G CLEARANCE

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28 **0030-Planning-SP - F&G CLEARANCE (cont.)**

obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

Planning. 29 **0030-Planning-SP - IF HUMAN REMAINS FOUND**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure F-2".

Planning. 30 **0030-Planning-SP - MONITORING PLAN**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior to the beginning of any ground-disturbing activities, the County-qualified archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-2, the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 30 **0030-Planning-SP - MONITORING PLAN (cont.)**

archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate local Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist. The archaeologist shall also be responsible for a post-grading monitoring report to be submitted to the County, the Project Applicant, the Eastern Information Center, and the Pechanga Tribe and the Soboba Band of Luiseno Indians no later than 45 days after completion of all monitoring activities".

Planning. 31 **0030-Planning-SP - NATIVE AMERICAN MONITOR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "At least 30 days prior to any grading activities, the Project Applicant shall contact the Soboba Band or Pechanga Tribe to notify them of grading, excavation, and proposed monitoring program, and to coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The plan shall require the Applicant to retain a professional Tribal Monitor to monitor all ground-disturbing activities in an effort to identify any archaeological and cultural resources. The plan shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on-site and off-site grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31 **0030-Planning-SP - NATIVE AMERICAN MONITOR (cont.)**

during the fieldwork. The locations of any new discoveries shall be plotted on the site map and described in detail. The archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Further comparative analysis of any recovered artifacts from CA-RIV-10950/H with other Archaic-age sites in the region and from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist".

Planning. 32 **0030-Planning-SP - NON-IMPLEMENTING MAPS**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

Planning. 33 **0030-Planning-SP - SACRED SITE AVOIDANCE**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:": All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible".

Planning. 34 **0030-Planning-SP - UNANTICIPATED RESOURCES**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 34

0030-Planning-SP - UNANTICIPATED RESOURCES (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: " If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Soboba Band or Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Soboba Band or Pechanga Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Soboba Band or Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or Board of Supervisors".

Planning. 35

0030-Planning-SP - COMMON AREA MAINTENANCE

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 35

0030-Planning-SP - COMMON AREA MAINTENANCE (cont.)

established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following Planning Area(s):

Parks - Planning Areas 5, 10, 12, 25, 27

Open Space - Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, 24, 26

Planning. 36

0030-Planning-SP - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 36 **0030-Planning-SP - DURATION OF SP VALIDITY (cont.)**

adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal or the County may begin Revocation Hearings. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning. 37 **0030-Planning-SP - MM-D-16**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.

Planning. 38 **0030-Planning-SP - MM-D-17**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

Prior to issuance of a certificate of occupancy, the County Building Department shall ensure that the Project uses low VOC cleaning supplies.

Planning. 39 **0030-Planning-SP - MM-D-18**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(90 series):

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 39 **0030-Planning-SP - MM-D-18 (cont.)**

Prior to issuance of a certificate of occupancy, the County Waste Management Department shall ensure that the Project incorporates compost and recycling services.

Planning. 40 **0030-Planning-SP - MM-D-19**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.

Planning. 41 **0030-Planning-SP - MM-E-1**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the County.

Planning. 42 **0030-Planning-SP - MM-E-2**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall pay the fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 43 **0030-Planning-SP - MM-E-3 (cont.)**

Planning. 43 **0030-Planning-SP - MM-E-3**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, a 30-day burrowing owl preconstruction survey shall be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey shall be conducted in compliance with both MSHCP and CDFW guidelines. A report of the findings prepared by a qualified biologist shall be submitted to the County prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected on-site during the 30-day preconstruction survey, during the breeding season (February 1 to August 31), then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if during the breeding season, a burrowing owl mitigation plan shall be developed based on the County EPD, CDFW, and USFWS requirements for the active relocation of individuals to the Lake Mathews Preserve.

Planning. 44 **0030-Planning-SP - MM-E-4**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive passerine and raptor species shall require compliance with the federal MBTA. Construction outside the nesting season (between September 1 and January 31) does not require pre-removal nesting bird surveys. If construction is proposed between February 1 and August 31, a qualified biologist shall conduct a nesting bird survey(s) no more than fourteen days prior to

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 46****0030-Planning-SP - MM-E-6 (cont.)**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To meet the criteria of a biologically equivalent or superior alternative, the Project Applicant shall offset impacts to 0.74 acre of MSHCP riparian/riverine habitat by restoring 2.62 acres of non-riparian/riverine habitat as directed by the RCA, USFWS, CDFW, USACE, and RWQCB. The 2.62 acres of mitigation lands shall be identified, restored and located adjacent to the existing, on-site riparian corridor. Specifically, the proposed restoration shall occur within the on-site MSHCP Proposed Conservation Area, which shall have been conveyed in fee title, or by conservation easement, to the RCA. An MSHCP DBESP shall be prepared and submitted to the County, RCA, and wildlife agencies for review and approval prior to issuance of a grading permit.

Planning. 47**0030-Planning-SP - MM-E-7**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of a grading permit, the Project Applicant shall obtain a 404 Nationwide Permit from the USACE, 1602 SAA from CDFW, and a 401 Certification issued by the RWQCB pursuant to the California Water Code Section 13260. During the permit process a Habitat Mitigation Monitoring Plan (HMMP) shall be developed and approved by the County EPD, RCA, and applicable regulatory and wildlife agencies. As outlined in E-6, mitigation ratios and restoration efforts shall occur on-site within the MSHCP Proposed Conservation Area adjacent to the riparian corridor (French Valley Creek). A total of 2.62 acres shall be restored.

Planning. 48**0030-Planning-SP - MM-F-1**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 48 **0030-Planning-SP - MM-F-1 (cont.)**

on the implementing project(60 series):

Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

Planning. 49 **0030-Planning-SP - MM-F-10**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of grading permits, the Project developer shall retain a qualified paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for the excavation phase of the Project shall be prepared. The PRIMP shall conform to the guidelines of the County and the Society of Vertebrate Paleontology and include the following steps:

A trained paleontological monitor shall be present during ground-disturbing activities within the Project area in sediments determined likely to contain paleontological resources. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 49

0030-Planning-SP - MM-F-10 (cont.)

recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.

Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.

All fossils collected shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.

A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.

All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.

Planning. 50

0030-Planning-SP - MM-G-1

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of a building permit, it shall be determined by the Project Developer and the County if structural improvements are proposed within the northwestern portion of the Project site where alluvium may extend to a depth of 25 feet. The removal depth within this area may be limited to a maximum of 10 feet (or 2 feet above groundwater level) as opposed to complete removal of alluvium. However, it is recommended that construction of buildings in areas underlain by compressible silt and clays (such as the vicinity of Boring B-7) be delayed at least 4 months after grading and excavation to allow for consolidation settlement to take place. After completion of the recommended removal and prior to placing additional

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 50 **0030-Planning-SP - MM-G-1 (cont.)**

fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557. Saturated soils may require drying back to near optimum moisture content or mixing with drier materials.

Planning. 51 **0030-Planning-SP - MM-G-2**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of grading permits, a detailed geotechnical investigation report shall be submitted to the County with engineered grading plans that provides site-specific recommendations to allow for development that meets the requirements of the State and County Building Code. The geotechnical report shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, and slope stability recommendations, as appropriate.

Planning. 52 **0030-Planning-SP - MM-H-1**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, ensure that project design features specified in the Specific Plan are implemented.

Planning. 53 **0030-Planning-SP - MM-H-2**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, ensure that, through

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 53 **0030-Planning-SP - MM-H-2 (cont.)**

economically feasible installations, the Project achieves a 15 percent reduction in electricity and natural gas energy use beyond the 2008 Title 24 standards.

Planning. 54 **0030-Planning-SP - MM-I-1**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

Prior to issuance of any grading permits, a detailed traffic control plan shall be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. The traffic control plan shall be approved by the County Transportation Department prior to implementation.

Planning. 55 **0030-Planning-SP - MM-K-1**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to approval of an implementing project issuance of building permits, the County shall ensure compliance with the Highway 79 Policy Area Condition of Approval. The calculated maximum amount of dwelling units within the Specific Plan is 724 for typical consistency with the Highway 79 Policy Area. The allowable number of units may be altered shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Policy Area Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway 79 Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units as originally approved in the Specific Plan have been evaluated throughout the Belle Terre Specific Plan EIR.

Planning. 56 **0030-Planning-SP - MM-L-1**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(60 series):

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 56 **0030-Planning-SP - MM-L-1 (cont.)**

Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this Project. Examples of potential mitigation methods include the following:

Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise)

Preferential location of equipment (a reduction of 3dBA for every doubling of distance)

Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment)

Notification to land uses in the vicinity of construction schedule

Posting of a contact name and number of contractor or County staff to receive complaints

Planning. 57 **0030-Planning-SP - MM-O-1**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-With-Project (2012) - 360 Dwelling Units
Prior to issuance of a Building Permit, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]) for the following improvements that are outside the County's jurisdiction:

Intersection 1: I-215 Southbound Ramps/Scott Road

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 57 0030-Planning-SP - MM-O-1 (cont.)

Construct a second westbound left-turn lane

Intersection 7: Margarita Road/Murrieta Hot Springs Road

Modify the traffic signal to remove the southbound (west leg) crosswalk

Intersection 8: SR-79/Domenigoni Parkway

Modify the traffic signal to implement overlap phasing on the northbound right turn lane

Modify the traffic signal to remove the eastbound (south leg) crosswalk

Intersection 9: SR-79/Holland Road

Install a traffic signal

Intersection 11: SR-79/Keller Road

"Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane
Intersection 15: SR-79/Thompson Road

Construct a second northbound left-turn lane

Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane

Intersection 19: SR-79/Murrieta Hot Spring Road

Construct a second southbound left-turn lane

Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes

Modify the traffic signal to remove the southbound (west leg) crosswalk

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 57

0030-Planning-SP - MM-O-1 (cont.)

Intersection 21: SR-79/Nicolas Road

Modify the traffic signal to implement overlap phasing on the northbound right-turn lane

Construct a second southbound left-turn lane

Intersection 22: SR-79/Margarita Road

Construct a southbound right-turn lane

Modify the traffic signal to implement overlap phasing on the southbound right turn lane

Intersection 23: SR-79/Ynez Road

Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane

Intersection 24: SR-79/I-15 Northbound Ramps

Construct a southbound free-right-turn lane.

Planning. 58

0030-Planning-SP - MM-O-2

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

Intersection 27: Pourroy Road-West/Auld Road

Install a traffic signal

Intersection 33: Washington and Abelia Street

Install a traffic signal

If the improvements would not be completed through the DIF

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 58 0030-Planning-SP - MM-O-2 (cont.)

or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy, subject to reimbursement or fee credit issues by the County.

Planning. 59 0030-Planning-SP - MM-O-3

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-With-Project (2012) - 725 Dwelling Units
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBD fees (refer to Table IV.O-17) for the following improvements that are outside the County:

Intersection 6: Leon Road and Scott Road:

- Install a traffic signal
- Construct a northbound left turn lane
- Construct a southbound left turn lane
- Construct an eastbound left turn lane
- Construct a westbound left-turn lane

Intersection 10: SR-79 and Scott Road:

- Construct a westbound left-turn lane
- Construct a westbound right-turn lane

Planning. 60 0030-Planning-SP - MM-O-4

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 60

0030-Planning-SP - MM-O-4 (cont.)

Existing-Plus-Project (2012) - 1,282 Dwelling Units
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees (refer to Table IV.O-17) for the following improvement that is outside the County:

Intersection 10: SR-79/Scott Road

Construct an eastbound left-turn lane.

Planning. 61

0030-Planning-SP - MM-O-5

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Existing-Plus-Project (2012) - 1,282 Dwelling Units
Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:
Intersection 30: Washington Street/Keller Road (North Street):

Install a traffic signal

Construct a northbound left-turn lane

Construct a southbound left-turn lane

Construct an eastbound left-turn lane

Construct a westbound left-turn lane and a shared through-right-turn lane

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 62 **0030-Planning-SP - MM-O-6 (cont.)**

Planning. 62 **0030-Planning-SP - MM-O-6**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Near-Term (2014) and Long-Term (2035) Cumulative Conditions
Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17 in Section IV.O [Transportation/Traffic]).

Planning. 63 **0030-Planning-SP - PALEO MONITORING REPORT**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

Planning. 64 **0030-Planning-SP - PALEO PRIMP & MONITOR**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 64

0030-Planning-SP - PALEO PRIMP & MONITOR (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"County Paleontological Report (PDP) No. 1439, prepared by Applied Earthworks concluded the project's potential to impact significant paleontological resources is high.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 64 **0030-Planning-SP - PALEO PRIMP & MONITOR (cont.)**

content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

Planning. 65 **0030-Planning-SP - PROJECT LOCATION EXHIBIT**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

Planning. 66 **0030-Planning-SP - SCHOOL MITIGATION**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified and/or Temecula Unified School District shall be mitigated in accordance with state law."

Planning. 67 **0030-Planning-SP - SKR FEE CONDITION**

Prior to the approval of any implementing project the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 67 0030-Planning-SP - SKR FEE CONDITION (cont.)

implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, 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 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 342.3 acres in accordance with the SPECIFIC PLAN. 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. 68 0030-Planning-SP - SUBMIT FINAL DOCUMENTS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 68

0030-Planning-SP - SUBMIT FINAL DOCUMENTS (cont.)

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

Planning. 69

0030-Planning-SP *- ENTRY MONUMENTATION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC PLAN, as shown on pages __ to __.
3. Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

Planning. 70

0030-Planning-SP *- PA PROCEDURES

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 75 **PA 12 Park Plans (cont.)**

Planning. 75 **PA 12 Park Plans**

Prior to 75th building permit final within Planning Area No. 9 or 28 of the SPECIFIC PLAN, or as otherwise deemed appropriate based on specific request from Valley-Wide, detailed park plans shall be submitted to the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 12 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Planning. 76 **PA 25 Park Construction**

Prior to the 200th final building permit in Planning Areas 9 and 28 of the SPECIFIC PLAN, the public park in Planning Area 25 shall be fully constructed, accepted by the maintenance entity, and open for operation. Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

Planning. 77 **PA 25 Park Plans**

Prior to the 125th final building permit within Planning Area Nos. 9 or 28 of the SPECIFIC PLAN, detailed park plans shall be submitted to the Planning Department and other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 25. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 25 and with the requirements of other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Planning. 78 **PA 27 Park Construction**

Prior to the 70th final building permit in Planning Area 13 of the SPECIFIC PLAN, or as otherwise deemed appropriate based on specific request from Valley-Wide, the public park in Planning Area 27 shall be fully constructed, accepted by Valley-Wide, and open for operation. Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

Planning. 79 **PA 27 Park Plans**

Prior to 25th building permit final within Planning Area 13 of the SPECIFIC PLAN, or as otherwise deemed

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0030-Planning-EPD-SP - BIO MONITOR (cont.)

depicted in the JPR 14-02-06-01 Regional Map. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

Planning-EPD. 2 0030-Planning-EPD-SP - BIO MONITOR REPORT

Prior to the issuance of any building permits, a qualified biological monitor shall submit a final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction 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.

Planning-EPD. 3 0030-Planning-EPD-SP - BUOW CLEARANCE

Burrowing Owl Clearance - Prior to Project Approval Pursuant to Objective 6 and 7 of the Species Account for 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 that holds a current MOU with the County of Riverside and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. It is determined that the project site is occupied by the Burrowing Owl; take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 3 0030-Planning-EPD-SP - BUOW CLEARANCE (cont.)

Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If construction has not commenced within 30 days of survey the survey is considered null and void. As a result another survey will need to be conducted.

Planning-EPD. 4 0030-Planning-EPD-SP - CONSERVATION LANDS

EDIT 11/20/2018: Due to the project being required to provide a wildlife crossing between conservation areas, EPD recommends that this Condition of Approval be replaced by Condition of Approval 'RCA Donation Agreement - EPD'. This would allow for the construction of the wildlife crossing to occur prior to conveyance to the RCA. EPD recommends that conveyance of the conservation areas be deferred to prior to issuance of any building permits, as detailed in 'RCA Conveyance - EPD'

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the RCA or similar entity approved by EPD with fee title/ownership and management responsibilities for the 106.85 acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANSO2082 and JPR 14-02-06-01 maps. Proof of fee/title ownership must be provided to EPD for review and approval prior to the issuance of any grading permits.

Planning-EPD. 5 0030-Planning-EPD-SP - ECS

Prior to the recordation of any project maps, an Environmental Constraint Sheet (ECS) shall be prepared. Constrained areas will conform to the areas mapped as "Proposed Conservation Areas" in the JPR # 14-02-06-01 Regional Map and areas designated as "Proposed MSHCP Conservation Area on the MSHCP HANSO2082 Map dated 7/16/13. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The ECS map must be stamped by the Riverside County Surveyor with the following notes:
"MSHCP Conservation Area"
"No disturbances may occur within the boundaries of the of the constraint areas."

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 5

0030-Planning-EPD-SP - ECS (cont.)

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

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

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of three 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."

Planning-EPD. 6

0030-Planning-EPD-SP - LBV CLEARANCE

Occupied Least Bell's Vireo (LBV) habitat was identified in the Multiple Species Habitat Conservation Plan focused Species Survey Report written by Cadre Environmental in November of 2012. In order to avoid disturbance to LBV during the nesting season (February 1st through August 31st) all grading or ground disturbance within 300 feet of LBV habitat should be carried out outside of nesting season. If disturbance activities must occur during the nesting season a preconstruction survey for LBV shall be conducted. The preconstruction survey must be conducted by a biologist who holds an MOU with the County of Riverside. Survey must be carried out in accordance with protocols accepted by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. The biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review and approval. If LBV are found to be present, appropriate avoidance measures shall be adopted to avoid any potential impacts.

Planning-EPD. 7

0030-Planning-EPD-SP - MBTA SURVEYS

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 7

0030-Planning-EPD-SP - MBTA SURVEYS (cont.)

Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

Planning-EPD. 8

0030-Planning-EPD-SP - MSHCP MITIGATION

Prior to the issuance of any grading permits the applicant/developer shall submit to EPD a Habitat Mitigation and Monitoring Plan for the restoration of 2.58 acres of non-riparian/riverine habitat to offset the impacts to 1.29 acres of MSHCP riparian/riverine resources as approved in a Determination of Biologically Equivalent or Superior Preservation written by Cadre Environmental on November 21, 2013. The HMMP shall include detailed descriptions of the following:

- 1.All biological resources mitigation, monitoring, and compliance measures proposed and agreed to by the Applicant
- 2.All biological resources mitigation measures identified as necessary to avoid or mitigate impacts
- 3.All biological resource mitigation, monitoring and compliance measures required in federal agency terms and conditions, such as those provided in the USFWS Biological Opinion
- 4.All sensitive biological resources to be impacted, avoided, or mitigated by Project construction, operation, and closure
- 5.All required mitigation measures for each sensitive

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 8

0030-Planning-EPD-SP - MSHCP MITIGATION (cont.)

biological resource

6.All measures that shall be taken to avoid or mitigate temporary disturbances from construction activities

7.Duration for each type of monitoring and a description of monitoring methodologies and frequency

8.Performance standards to be used to help decide if/when proposed mitigation is or is not successful

9.All performance standards and remedial measures to be implemented if performance standards are not met;

10.Biological resources-related facility closure measures including a description of funding mechanism(s)

11.A process for proposing plan modifications to the County of Riverside Environmental Programs Department and appropriate agencies for review and approval

12.A requirement to submit any sightings of any special-status species that are observed on or in proximity to the Project site, or during Project surveys, to the CNDDDB per CDFW requirements.

The HMMP must be reviewed and approved by the RCA prior to submittal to EPD. The applicant must provide confirmation of HMMP approval to EPD at time of plan submittal.

Planning-EPD. 9

0030-Planning-EPD-SP - PERMANENT FENCE

Prior to the issuance of any building permits, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as MSHCP Conservation Areas according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three 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. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Planning-EPD. 10

0030-Planning-EPD-SP - PERMANENT FENCE PLAN

Prior to the issuance of any grading permits, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 10

0030-Planning-EPD-SP - PERMANENT FENCE PLAN (cont.)

for protection as permanent MSHCP conservation areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated conservation areas. The fence shall have a minimum height of three 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 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.

Planning-EPD. 11

0030-Planning-EPD-SP - TEMPORARY FENCE

Prior to the issuance of any grading plans, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map and are outside of the mapped project footprint on Figure 16 of the Biological Resources Report written by Cadre Environmental in September of 2013, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire MSHCP Conservation Area. The only areas of the Conservation Area that will not be fenced are those that have been proposed for development and accounted for in the "Determination of Biologically Equivalent or Superior Preservation" written by Cadre Environmental and dated: October 2013. The document submitted to EPD to confirm temporary fencing must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance.

Planning-EPD. 12

0030-Planning-EPD-SP - UWIG COMPLIANCE

Any buildings plans will be checked for compliance with section 6.1.4 of the WRMSHCP.
 Drainage

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 12

0030-Planning-EPD-SP - UWIG COMPLIANCE (cont.)

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

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

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

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

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 12

0030-Planning-EPD-SP - UWIG COMPLIANCE (cont.)

Invasives

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

Barriers

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

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

Planning-EPD. 13

0030-Planning-EPD-SP - UWIG GENERAL

Any projects proposed within the SP00382 area must be designed to be compliant with Section 6.1.4 of the WRMSHCP. The following guidelines must be incorporated into the project design.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 13

0030-Planning-EPD-SP - UWIG GENERAL (cont.)

MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

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

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

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

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 13

0030-Planning-EPD-SP - UWIG GENERAL (cont.)

applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

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

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

Planning-EPD. 14

0030-Planning-EPD-SP - UWIG INSPECTION

The project site will be inspected by EPD to ensure compliance with WRMSHCP Section 6.1.4 UWIG. The following elements will be checked for compliance.

Drainage

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 14

0030-Planning-EPD-SP - UWIG INSPECTION (cont.)

Toxics

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

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

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

Invasives

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

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access,

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 14 0030-Planning-EPD-SP - UWIG INSPECTION (cont.)

domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms
Grading/Land Development
Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

Planning-EPD. 15 0030-Planning-EPD-SP - WILDLIFE CROSSINGS

Any project or projects that are proposed within the SP area shall be analyzed and possibly required to carry out the development of wildlife crossings whose design and locations are specified in JPR # 14-02-06-01 with a revision date of 5/12/14. The wildlife crossings must be installed in conjunction to the development of associated roads within the SP area.

Planning-EPD. 16 RCA Conveyance - EPD

Due to the project being required to provide a wildlife crossing between conservation areas, EPD recommends that the text below and COA 'RCA Donation Agreement - EPD' replace '0030-Planning-EPD-SP - CONSERVATION LANDS', which should be removed. This would allow for the construction of the wildlife crossing to occur prior to conveyance to the RCA.
Prior to the issuance of any building permits, the Project Applicant shall provide the RCA or similar entity approved by EPD with fee title/ownership and management responsibilities for the 106.85 acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANSO2082 and JPR 14-02-06-01 maps. Proof of fee/title ownership must be provided to EPD for review and approval prior to the issuance of any grading permits.

Planning-EPD. 17 RCA Donation Agreement - EPD

Due to the project being required to provide a wildlife crossing between conservation areas, EPD recommends that the text below and COA 'RCA Conveyance - EPD' replace '0030-Planning-EPD-SP - CONSERVATION LANDS', which should be removed. This would allow for the construction of the wildlife crossing to occur prior to conveyance to the RCA.
Prior to the issuance of any grading permits or the recordation of any maps, whichever comes first, the Project Applicant shall provide EPD with a donation agreement to convey the 106.85 acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANSO2082 and JPR 14-02-06-01 maps to the RCA or similar entity approved by EPD. Proof of the donation agreement must be provided to EPD for review and approval prior to the issuance of any grading permits.

Regional Parks and Open Space

ADVISORY NOTIFICATION DOCUMENT

Regional Parks and Open Space

Regional Parks and Open Space. 1 **0010-Regional Parks and Open Space-SP - MAINTENANCE MECHANISM (cont.)**

Regional Parks and Open Space. 1 **0010-Regional Parks and Open Space-SP - MAINTENANCE MECHANISM**

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the specific plan for review and approval to the Riverside County Regional Park and Open-Space District.

Regional Parks and Open Space. 2 **0010-Regional Parks and Open Space-SP - PARK PLAN**

The applicant shall provide park plan for all park sites to the Riverside County Regional Park and Open-Space District for review and approval.

Regional Parks and Open Space. 3 **0010-Regional Parks and Open Space-SP - TRAIL GRADING**

The applicant/owner and/or his designee shall cause the grading of all trails within a specific planning area to be completed prior to issuance of the occupancy permit for any unit beyond 50% of the total number of units within the planning area in which the trail is located.

Regional Parks and Open Space. 4 **0030-Regional Parks and Open Space-SP - MAINTENANCE ENTITY**

Prior to or in conjunction with the project approval the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

Regional Parks and Open Space. 5 **0030-Regional Parks and Open Space-SP - OFFER OF DEDICATION**

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

ADVISORY NOTIFICATION DOCUMENT

Regional Parks and Open Space

Regional Parks and Open Space. 6 **0030-Regional Parks and Open Space-SP - PROJECT TRAIL PLAN (cont.)**

Regional Parks and Open Space. 6 **0030-Regional Parks and Open Space-SP - PROJECT TRAIL PLAN**

Prior to issuance of project approval, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

Regional Parks and Open Space. 7 **0030-Regional Parks and Open Space-SP - TRAIL MAINTENANCE REGIONA**

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

Transportation

Transportation. 1 **0010-Transportation-GEN - SP LANDSCAPING PLANS**

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

Landscape concept plans and landscape construction

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-GEN - SP LANDSCAPING PLANS (cont.)

documents shall be prepared using County standard 24" x 36" standard title block and cover sheet, standard details, MAWA and EAWA calculations.

Transportation. 2 0030-Transportation-SP - LC LANDSCAPE CONCEPT PLAN

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0030-Transportation-SP - LC LANDSCAPE CONCEPT PLAN (cont.)

reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect.

Transportation. 3 0030-Transportation-SP - LC LNDS CP CMN AREA MNTNNC

Project is a candidate for a County CFD administered by the Transportation Department. Request a meeting with Transportation Department's LMD/Landscape Staff to discuss options further. WQMP BMPs (basins, etc) shall be CFD maintained or other Transportation Department approved maintenance entity.

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e., tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0030-Transportation-SP - LC LNDSCP CMN AREA MNTNNC (cont.)

is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____.

Transportation. 4 0030-Transportation-SP - SP382/(EIR MM-02)

360 DWELLING UNITS

Prior to issuance of Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

- Intersection 27: Pourroy Road-West/Auld Road
Install a traffic signal
- Intersection 33: Washington and Abelia Street
Install a traffic signal

If the improvements would not be completed through the DIF

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP382/(EIR MM-02) (cont.)

or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy, subject to reimbursement or fee credit issues by the County.

Transportation. 5 0030-Transportation-SP - SP382/(EIR MM-01)

360 DWELLING UNITS

Prior to issuance of a Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.O-17) for the following improvements that are outside the County's jurisdiction:

- Intersection 1: I-215 Southbound Ramps/Scott Road
Construct a second westbound left-turn lane
- Intersection 7: Margarita Road/Murrieta Hot Springs Road
Modify the traffic signal to remove the southbound (west leg) crosswalk
- Intersection 8: SR-79/Domenigoni Parkway
Modify the traffic signal to implement overlap phasing on the northbound right turn lane
Modify the traffic signal to remove the eastbound (south leg) crosswalk
- Intersection 9: SR-79/Holland Road
Install a traffic signal
- Intersection 11: SR-79/Keller Road
Install a traffic signal
Construct a northbound left-turn lane
Construct a southbound left-turn lane
- Intersection 15: SR-79/Thompson Road
Construct a second northbound left-turn lane
Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane
- Intersection 19: SR-79/Murrieta Hot Spring Road
Construct a second southbound left-turn lane
Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes
Modify the traffic signal to remove the southbound (west leg) crosswalk

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 **0030-Transportation-SP - SP382/(EIR MM-O1) (cont.)**

- Intersection 21: SR-79/Nicolas Road
 Modify the traffic signal to implement overlap phasing
 on the northbound right-turn lane
 Construct a second southbound left-turn lane
- Intersection 22: SR-79/Margarita Road
 Construct a southbound right-turn lane
 Modify the traffic signal to implement overlap phasing
 on the southbound right turn lane
- Intersection 23: SR-79/Ynez Road
 Modify the traffic signal to implement overlap phasing
 on the eastbound right-turn lane
- Intersection 24: SR-79/I-15 Northbound Ramps
 Construct a southbound free-right-turn lane

Transportation. 6 **0030-Transportation-SP - SP382/(EIR MM-O3)**

725 DWELLING UNITS

Prior to issuance of Building Permit No. 725, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBD fees (refer to Table IV.O-17) for the following improvements that are outside the County:

- Intersection 6: Leon Road and Scott Road:
 Install a traffic signal
 Construct a northbound left turn lane
 Construct a southbound left turn lane
 Construct an eastbound left turn lane
 Construct a westbound left-turn lane
- Intersection 10: SR-79 and Scott Road:
 Construct a westbound left-turn lane
 Construct a westbound right-turn lane

Transportation. 7 **0030-Transportation-SP - SP382/(EIR MM-O4)**

1,282 DWELLING UNITS

Prior to issuance of Building Permit No. 1282, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees (refer to Table IV.O-17) for the following improvement that is outside the County:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 **0030-Transportation-SP - SP382/(EIR MM-04) (cont.)**

-Intersection 10: SR-79/Scott Road
Construct an eastbound left-turn lane.

Transportation. 8 **0030-Transportation-SP - SP382/(EIR MM-05)**

Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

-Intersection 30: Washington Street/Keller Road (North Street):
Install a traffic signal
Construct a northbound left-turn lane
Construct a southbound left-turn lane
Construct an eastbound left-turn lane
Construct a westbound left-turn lane and a shared through-right-turn lane

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.

Transportation. 9 **0030-Transportation-SP - SP382/(EIR MM-06)**

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17).

For those improvements not covered under one of the funding programs listed above, the project shall pay its fairshare to mitigate cumulative traffic impacts identified in the specific plan EIR.

Transportation. 10 **0030-Transportation-SP - SP382/CONDITIONS**

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10 0030-Transportation-SP - SP382/CONDITIONS (cont.)

guidelines. We generally concur with the findings relative to traffic impacts.

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

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

I-215 Southbound Ramps (NS) at:
Scott Road (EW)

I-215 Northbound Ramps (NS) at
Scott Road (EW)

Antelope Road (NS) at:
Scott Road (EW)

Menifee Road (NS) at:
Scott Road (EW)

Briggs Road (NS) at:
Scott Road (EW)

Leon Road (NS) at:
Scott Road (EW)

Margarita Road (NS) at:
Murrieta Hot Springs Road (EW)

Winchester Road (SR-79) (NS) at:
Domenigonia Parkway (EW)
Holland Road (EW)
Scott Road (EW)
Keller Road (EW)
Abelia Street (EW)
Pourroy Road (EW)
Skyview Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10

0030-Transportation-SP - SP382/CONDITIONS (cont.)

Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)
Hunter Road (EW)
Murrieta Hot Springs Road (EW)
Willows Avenue (EW)
Nicolas Road (EW)
Margarita Road (EW)
Ynez Road (EW)

I-15 Southbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

I-15 Northbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

Calistoga Drive (NS) at:
Murrieta Hot Springs Road (EW)

Pourroy Road-West (NS) at:
Auld Road (EW)

Pourroy Road-East (NS) at:
Auld Road (EW)

Pourroy Road (NS) at:
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:
Keller Road (North Street) (EW)
Fields Drive (EW)
Autumn Glen Circle (South Street) (EW)
Abelia Street (EW)
Thompson Road (EW)
Benton Road (EW)
Auld 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 11 0030-Transportation-SP - SP382/FEE OR CREDIT AGREE (cont.)

Transportation. 11 0030-Transportation-SP - SP382/FEE OR CREDIT AGREE

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

Transportation. 12 0030-Transportation-SP - SP382/GEOMETRICS

The following intersection improvements shall be provided prior to the issuance of the 360th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Pourroy Road-West (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
 Southbound: N/A
 Eastbound: one through lane, one right-turn lane
 Westbound: one left-turn lane, two through lanes

The following intersection improvements shall be provided prior to the issuance of the 725th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 12 0030-Transportation-SP - SP382/GEOMETRICS (cont.)

- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

The intersection of Winchester Road (SR-79) (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, two through lanes
- Southbound: one left-turn lane, two through lanes
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane, one right-turn lane

The following intersection improvements shall be provided prior to the issuance of the 1,282nd residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Washington Street (SR-79) (NS) at Keller Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

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

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

Transportation. 13 0030-Transportation-SP - SP382/IMPROVEMENTS

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirement of the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 13 **0030-Transportation-SP - SP382/IMPROVEMENTS (cont.)**

implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation.

Transportation. 14 **0030-Transportation-SP - SP382/INSTALLATION**

The implementing projects of the specific plan shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Scott Road (EW) (725 dwelling units) - signal modification

Signals eligible for fee credit if installed in the ultimate location:

Pourroy Road-West (NS) at Auld Road (EW) (360 dwelling units)

Leon Road (NS) at Scott Road (EW) (725 dwelling units)

Washington Street (NS) at Keller Road (EW) (1,282 dwelling units)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

Transportation. 15 **0030-Transportation-SP - SP382/KELLER IC FAIRSHARE**

In the event Keller Road provides a continuous linkage between Interstate 215 and State Route 79, the project proponent shall pay its fairshare contribution of improvements to mitigate its impact at the Interstate 215 and Keller Road interchange by participation in the Southwest Area Road and Bridge Benefit District, or as approved by the Director of Transportation.

Transportation. 16 **0030-Transportation-SP - SP382/SW RBBB ZONE D**

Prior to approval of an implementing project of the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 16 **0030-Transportation-SP - SP382/SW RBBB ZONE D (cont.)**

specific plan, the project shall be conditioned to pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District prior to the recordation of the final map, or any phase thereof. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

Transportation. 17 **0030-Transportation-SP - SP382/TS REQUIRED**

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 382.

Transportation. 18 **0030-Transportation-SP - SP382/WRCOG TUMF**

Prior to approval of an implementing project of the specific plan, the project shall be conditioned to pay the Transportation Uniform Mitigation Fee (TUMF) prior to the issuance of an occupancy permit in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



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

Juan C. Perez
Agency Director



10/28/19, 5:23 pm

TTM37449

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37449. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM37449) 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. 2 AND - Project Description & Operational Limits

TENTATIVE TRACT MAP NO. 37449 is a proposal for a Schedule "A" subdivision of 110.64 acres into three hundred and seventy-two (372) single-family residential lots, sixteen (16) lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in 4 phases. The subdivision boundaries reflect a pending Tentative Parcel Map Application (TPM37592) that is intended to be processed, approved, and recorded prior to the Tentative Tract Map being recorded. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan (SP No. 382) Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 531 and the Project Initial Study/Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 531 and the Project Initial Study/Addendum.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits (cont.)

Tentative Map, dated 8/13/19.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 4/18/19.

Exhibit W (Wall and Fencing Plan), dated 8/1/19.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, 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 Plot Plan, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

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 ECP Comments

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 Water & Sewer

Potable water and sanitary sewer service:

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer “will-serve” letter(s) to DEH for review and recordkeeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Flood

Flood. 1 Flood - Increased Runoff Criteria

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. The applicant's engineer shall analyze the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year, 5-year and 10-year return frequencies. The detention basin(s) volume and outlet(s) sizing shall ensure that none of the above referenced storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II shall be used. Constant loss rates

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Flood - Increased Runoff Criteria (cont.)**

shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90%; 2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$; and 3. Basin Site --> LOW LOSS = 10%.

Wherever possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a single detention facility, two (2) separate conditions shall be evaluated for each duration/return period/before-after development combination studied:

- 1) For the total tributary area (off-site plus on-site); and
- 2) For the area to be developed alone (on-site).

It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered shall be included as part of the hydrology study submittal.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankments shall be avoided in all cases unless, in the judgment of the General Manager-Chief Engineer, site constraints or topography make embankment unavoidable.

Increased runoff mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized unless public access is restricted.

A viable maintenance mechanism, acceptable to both the County of Riverside and the District, should be provided for detention facilities, e.g., County Service Area, landscape and lighting district, parks agency or commercial property owners association. Maintenance by a residential homeowners association is strongly discouraged.

Flood. 2 **Flood Hazard Report**

Tract Map (TR) 37449 is a Schedule "A" subdivision of 110 acres into 372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in 4 phases. TR 37449 is part of the Belle Terre Specific Plan No. 382 (SP 382), located north of French Valley Creek, east of Washington Street and south of Keller Road. The submittal proposes changes from SP 382 for drainage facilities including deletions/changes to size and locations of water quality basins.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

Flood Hazard Report (cont.)

TTM 37449 drains west south west and has two naturally occurring outlet points. The north west portion of the tract including PA-1 and PA-8 (Phase 2) are proposed to outlet through Line F, an existing 48" RCP culvert crossing Washington Street, located approximately 700 feet south of Keller Road. Basin H (a proposed bio-retention basin) is proposed to treat both on and offsite flows as well as attenuate the 100-year storm tributary runoff before discharging runoff from PA-1 and PA-8 through Line F. SP 382 shows Line E as a proposed storm drain connecting Line F to the District's existing Warm Springs Valley – Coventry Lane Storm Drain (Coventry SD, DWG No. 7-0470) which was constructed by TR 29962 and is currently bulk-headed for the interim condition. The District does not consider Line F an adequate outlet. Should TR 37449 develop prior to TR 33303 and TR 31700, TR 37449 will be required to construct Line E. Construction of the offsite storm drain will require offsite permission letters from the affected property owners. Alternatively, TR 37449 shall mitigate the increased runoff (per the District's Increased Runoff Criteria) and obtain drainage acceptance letters from all affected downstream property owners. All permission letters shall be submitted to the District for review prior to the map recordation and the issuance of permits. Alternatively the applicant can wait for the downstream development of TR 33303 and TR 31700.

The remaining portions of TR 37449 (Phases 1, 3, and 4) propose to outlet through Warm Springs Valley – Fields Drive Storm Drain (Fields Drive Storm Drain, DWG No. 7-0470) per SP 382. Fields Drive Storm Drain is an existing 54" RCP constructed by TR 29962 which ultimately discharges into the District's Warm Springs – French Valley Channel. In addition to the onsite runoff, there is approximately 34 acres of offsite area proposed to outlet through Fields Drive Storm Drain after attenuation within Basin B. The Drainage Facility Exhibit submitted within TR 37449 Preliminary Hydraulic Study, shows a proposed Line A (54-inch RCP) to collect the aforementioned offsite runoff shown with a Q100 of 94 CFS, and convey it along with onsite runoff to Basin B. TR 37749 Exhibit A sheet 6 shows a 30-foot storm drain easement between lots 219 and 220 for maintenance access to the Line A inlet. Due to the relatively short path to the inlet, the District will not require a Vehicular Turn Around Area. The District Requires access to the top of the proposed inlet structure where the maximum distance from the top of the headwall to the invert of the RCP does not exceed ten (10) feet.

PA-2 and PA-10 show a large cut slope with interceptor drains to convey runoff from the slope. Cross section H-H shows a 12-foot wide terrace drain as well as a 6-foot interceptor drain along the proposed 2:1 max slope. The minimum criteria for maintenance access of terrace/interceptor drain are as follows: flows between 1-5 cubic feet per second (CFS) shall have a 5-foot wide access road; flows between 6-10 CFS shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 CFS. Flows greater than 10 CFS shall be brought to the street. The final map shall meet this minimum criteria, and provide applicable maintenance access.

TR 37449 proposes to delete SP 382 Basin F, and attenuate all on and offsite storm water (tributary to Basin B and Basin F) for the 100-year storm through Basin B alone. The southern embankment of Basin B is within the 100-year floodplain limits as determined by the previously approved floodplain study of French Valley Creek. To protect the embankments of Basin B from scour resulting from the 100-year storm, the applicant has proposed to install vinyl sheet piles along the affected embankment. Proposed

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Flood Hazard Report (cont.)

sheet piles will be 13-feet tall providing protection from the estimated 6-foot scour depth while also providing 1-foot of freeboard (10.5-feet below ground and 2.5-feet above ground). Prior to the issuance of permits, the applicant shall provide a public entity to maintain the proposed sheet piles. If a public entity cannot be identified to maintain the sheet piles, Basin B shall be redesigned to allow typical slope protection to meet District standards. It should be noted that the MSHCP Conservation Area Boundary is 5-feet south of the proposed sheet piles. A floodplain study was submitted to the District for review due to the encroachment of Basin B into the French Valley Creek floodplain. Digital files as well as exhibits showing the pre and post-developed condition were included in the submittal and are satisfactory for entitlement. It should be noted that a detailed special study to revise the floodplain limits will be required to be submitted for review by the District during the improvement plan check phase of the development. The study revising the floodplain limits must be approved prior to the issuance of grading permits for this project.

The floodplain study submitted to the District showed velocities approaching seven (7) ft/sec along the future alignment of Fields Drive just east of its intersection with Autumn Glen Circle, and adjacent to PA-19. Due to the high velocities anticipated, proper scour protection shall be provided and shown on the final map (including cross sections) to protect Fields Drive from scour. An appropriate maintenance entity for the protection of Fields Drive shall be provided.

The site is located within the bounds of the 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. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment. 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.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@RIVCO.org.

Planning

Planning. 1 90 Days to Protest

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

Planning. 2 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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 GEO180036 ACCEPTED

County Geologic Report GEO No. 180036 submitted for the project TTM37449, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Update, Belle Terre, East of Washington Street, South of Keller Road, French Valley Area, Riverside County, California," dated October 6, 2017. In addition, Geocon submitted the following documents:

"Geotechnical Response and Grading Plan Review, Belle Terre, Tentative Tract 37449, French Valley Area of Riverside County, California," dated April 4, 2017.

This document is hereby incorporated as a part of GEO No. 180036.

GEO No. 180036 concluded:

1. The site is not within a currently established Alquist-Priolo Earthquake Fault Zone or Riverside County Earthquake Fault Zone for surface fault rupture hazards.
2. The potential for liquefaction and seismically induced settlement occurring within the developed portions of the site is not a design consideration.
3. Based on our slope stability analyses of planned slope configurations, it is our opinion that permanent, graded slopes as shown on the current plan will possess Factors of Safety of 1.5 or greater under static conditions and 1.1 or greater under seismic loading.
4. Landslide hazard to the site is not a design consideration.
5. Based on our field exploration, boulders are not present along the hillsides, and therefore, rock fall hazards are not a design consideration.
6. Due to the location and elevation of the site, the risks associated with tsunami and seiche are not a design consideration.
7. The existing site soils are anticipated to possess a "very low" to "medium" expansion potential.

GEO No. 180036 recommended:

1. Site preparation should begin with the removal of deleterious material, debris and vegetation. Material generated during stripping and/or site demolition should be exported from the site.
2. Undocumented fill (if encountered), alluvium, colluvium, and severely weathered bedrock within the limits of grading should be removed to expose moderately weathered bedrock.
3. In areas where alluvium is deep and groundwater is shallow, as is anticipated at the eastern area of the main valley, removals should extend into dense older alluvium with an in-situ relative density of at least 85 percent maximum density, per ASTM D1557; or 85 percent saturation.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180036 ACCEPTED (cont.)

4. We estimate the total settlements under the imposed allowable loads to be up to ¼ inch with differential settlements on the order of ½ inch over a horizontal distance of 40 feet. GEO No. 180036 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180036 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 RCTD - General

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable 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.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. 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.
4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. 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.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 foot tangent, measured from flowline/curb-face to the end of the 50 foot tangent section.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General (cont.)

10. Ramps shall be constructed at 4-way intersections and 'T' intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

11. 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.

12. If any portion of the project is phased, the Project shall provide standalone primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

13. 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.

14. All Entry monuments shall be install outside the road right-of-way.

15. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

16. 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.

17. In order to secure adequate sight distance at the intersection of 'E' Street and 'C' Street (Lot 87), at the intersection of 'M' Street and Belle Terre Parkway (Lot 193), at the intersection of 'H' Street and 'G' Street (Lot 160, 161, 176, & 177), at the intersection of 'G' Street and 'J' Street (Lot 188), at the intersection of 'R' Street and 'O' Street (Lot 225, 226, 277, & 278), and all affected intersection(s) lots NO TREES, WALLS or any OTHER obstructions over 30-inch high shall not be allowed per County Standard No. 821, Ordinance 461.

Note:

The developer/owner of TTM37449 has the responsibility to educate and display this condition of approval to the prospective home buyers of lots 87, 160, 161, 176, 177, 188, 193, 225, 226, 277, 278 and all affected lots.

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

E Health

050 - E Health. 1 Waste Hauler Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 2 Water and Sewer Will Serve Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Flood

050 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Flood

050 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

050 - Flood. 2 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 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 No. 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 No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 3 Encroachment Permit Required Not Satisfied

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

050 - Flood. 4 Off-site Easement or Redesign Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

050 - Flood. 5 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 all buildings and obstructions."

050 - Flood. 6 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 recordation of the Final Map.

050 - Flood. 7 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

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Flood

050 - Flood. 7 Show Floodplain on ECS (cont.) Not Satisfied
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 as "Floodplain" on the ECS. A note shall be placed on the ECS stating:

"Floodplains and watercourses must be kept free of all buildings and obstructions. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

050 - Flood. 8 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 a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 9 Submit ORD. 458 Special Flood Hazard Area Study Not Satisfied
TR 37449 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 458, the following items shall be submitted to the District for review and approval:

- a. 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.
- b. Exhibits showing the pre-development and post-development SFHA limits.
- c. Georeferenced shapefiles 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 for review and approval.

050 - Flood. 10 Submit Plans - Map Not Satisfied
Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

050 - Flood. 11 Written Permission for Grading Not Satisfied
Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

050 - Flood. 12 ZONE 7 - Present Worth Maintenance Not Satisfied
For each facility that the District will accept for ownership, operation, and maintenance, the Applicant

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Flood

050 - Flood. 12 ZONE 7 - Present Worth Maintenance (cont.) Not Satisfied
shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. Payment shall be made to the District prior to commencing construction of the facility. Personal or corporate checks will not be accepted for payment.

Planning

050 - Planning. 1 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. 2 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. 3 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. 4 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. 5 Map - Quimby Fees (1) Not Satisfied
Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Valley-Wide Recreation and Parks District 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. 6 Required Applications Not Satisfied
No FINAL MAP shall record until Specific Plan No. 382 Substantial Conformance No. 1 and Change of Zone No. 1800020 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.

Planning-EPD

050 - Planning-EPD. 1 EPD - Dedication/Donation Agreement Not Satisfied
Prior to recordation of TTM37449, the applicant shall obtain a Dedication/Donation Agreement from

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 EPD - Dedication/Donation Agreement (cont.) Not Satisfied
the Western Riverside County Regional Conservation Authority (RCA) for the donation of the 106.85
acres as documented within Joint Project Review #14-02-06-01 dated 5-12-2014. This dedication
shall occur without any fee credits or other compensation.

Planning-PAL

050 - Planning-PAL. 1 PRIMP Not Satisfied

Prior to the approval of any implementing project within
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,
plot plan, etc.), the following condition shall be placed
on the implementing project:

"County Paleontological Report (PDP) No. 1439, prepared by
Applied Earthworks concluded the project's potential to
impact significant paleontological resources is high.
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

3.Identification and qualifications of the qualified
paleontological monitor to be employed for grading
operations monitoring.

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Planning-PAL

050 - Planning-PAL. 1 PRIMP (cont.)

Not Satisfied

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Planning-PAL

050 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

Survey

050 - Survey. 1 LINE-OF-SIGHT EASEMENT Not Satisfied

In order to secure adequate sight distance at the intersection of "E" Street and "C" Street (Lot 87), at the intersection of "M" Street and Belle Terre Parkway (Lot 193), at the intersection of "H" Street and "G" Street (Lot 160, 161, 176, & 177), at the intersection of "G" Street and "J" Street (Lot 188), at the intersection of "R" Street and "O" Street (Lot 225, 226, 277, & 278), and all affected intersection(s) lots NO TREES, WALLS or any OTHER obstructions over 30-inch high shall not be allowed per County Standard No. 821, Ordinance 461.

Note:

The developer/owner of TTM37449 has the responsibility to educate and display this condition of approval to the prospective home buyers of lots 87, 160, 161, 176, 177, 188, 193, 225, 226, 277, 278 and all affected lots.

050 - Survey. 2 RCTD - Final Map Requirements Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

2. Lot access shall be restricted on Washington Street, Field Drive, and Belle Terre Parkway and so noted on the final map.

3. 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 - Survey. 3 RCTD-WQ – WQMP ACCESS AND MAINT 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 RCTD - Annex All Maint Districts Not Satisfied

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 RCTD - Annex All Maint Districts (cont.) 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 RCTD - Annex Catch Basin Inserts Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3 RCTD - Annex Landsp Maint Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - Annex Signal Maint Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - Annex St Sweeping Maint Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - Annex Streetlight Maint 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. 7 RCTD - Approved Maint Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11 inch x 17 inch 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.).

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD - Approved Maint Exhibit (ME) (cont.) Not Satisfied

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 inch x 17 inch 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 RCTD - Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

1. Coordinate with the Metropolitan Water District (MWD).
2. Coordinate with 'Western Riverside County Regional Conservation Authority' (RCA).
3. Coordinate with TPM37592.

050 - Transportation. 9 RCTD - Existing Maintained Not Satisfied

Washington Street along the project boundary is a paved County-maintained road designated as URBAN ARTERIAL HIGHWAY, and shall be improve with 8 inch concrete curb & gutter, 55 foot AC pavement, and sidewalks within a 76 foot half-width dedicated right-of-way in accordance with County Standard No. 91. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department.

1. A 5 foot concrete meandering sidewalk shall be improved within 21 feet per County Standard No. 404, Ordinance 461.
2. An 8 inch raised curb landscaped median shall be improved at center.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 10 RCTD - 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 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 RCTD - Lighting Plan (cont.) Not Satisfied
within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 11 RCTD - Maint 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. 12 RCTD - Map - St 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. 13 RCTD - Map - Wildlife Crossing - Bond Not Satisfied

Prior to recordation of the first final map of TTM37449, the applicant shall bond for a portion of road improvements on Autumn Glen Road up to and including the wildlife crossing. No improvements will be required south of the wildlife crossing. The wildlife crossing shall undergo the bridge type selection process as described in the Caltrans Local Assistance Procedures Manual (LAPM).

050 - Transportation. 14 RCTD - Map - Wildlife Crossing - Construction Not Satisfied

Prior to recordation of the third final map of TTM37449, the applicant shall construct a portion of road improvements on Autumn Glen Road up to and including the wildlife crossing. No improvements will be required south of the wildlife crossing.

050 - Transportation. 15 RCTD - Off-Site Access Not Satisfied

The project proponent requested and agreed with the following unit phasing concept to satisfy the required independent standalone primary and secondary access roads for each phasing:

The recordation and construction of each unit phasing plan shall be sequential, first phase of recordation is phase I, then follows by Phase 2, then follows by Phase 3, and the last Phase will be phase 4 or all as a one unit. If the project proponent elect to phase and record or construct by phase, each standalone Phasing Unit shall have a primary and secondary standalone access roads to the closest County maintained road system or as directed by the Director of Transportation. The minimum off-site standalone primary and secondary access roads shall be improved with 32 foot AC pavement on 56 foot, minimum, right-of-way per Standard No. 106. Ordinance 461 to the closest County maintained road.

050 - Transportation. 16 RCTD - Rd Imprvmnts & Dedicatns Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Belle Terre Parkway from Washington Street to roundabout is designated as a COLLECTOR ROAD and shall be improved with a 6 inch concrete curb & gutter, 6 inch concrete landscaped raised median (at center from roundabout to "H" Street), concrete sidewalks, and 46 feet - 52 feet full-width AC pavement, within a 74 foot - 80 foot full-width dedicated right-of-way, per modified County

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Transportation

050 - Transportation. 16 RCTD - Rd Imprvmnts & Dedicatns (cont.) Not Satisfied
Standard No. 103, Section "A", Ordinance 461. (Modified for increased AC pavement from 44 feet to 46 feet - 52 feet) and increased right-of-way from 74 feet to 80 feet).

1. A 5 foot concrete sidewalk shall be improved 3 feet from the property line within the 14 foot parkway per County Standard No. 404, Ordinance 461.

2. A 6 inch raised curbed landscaped median shall be improved at the center, from the roundabout to "H" Street as directed by the Director of Transportation.

3. It is the project proponent responsibility to acquire all required off-site right-of-way including for the required grading and construction easement.

Field Drive along project boundary from the roundabout to Lot No. 358 is designated as a COLLECTOR ROAD and shall be improved with 6 inch concrete curb & gutter, 6 inch concrete landscaped raised median at center, concrete sidewalks, and 52 foot full-width AC pavement, within 80 feet full-width dedicated right-of-way, per modified County Standard No. 103, Section "A", Ordinance 461. (Modified for increased AC pavement from 44 feet to 52 feet) and increased right-of-way from 74 feet to 80 feet).

1. A 5 foot concrete sidewalk shall be improved 3 feet from the property line within the 14 foot parkway per County Standard No. 404, Ordinance 461.

2. A 6 inch raised curbed landscaped median shall be improved at the center, from the roundabout to Lot No. 358 as directed by the Director of Transportation.

Fields Drive along project boundary from Lot No. 358 to east project boundary is designated as a COLLECTOR ROAD and shall be improved with 6 inch concrete curb & gutter, concrete sidewalks, and 46 foot full-width AC pavement, within a 74 foot full-width dedicated right-of-way, per modified County Standard No. 103, Section "A", Ordinance 461. (Modified for increased AC pavement from 44 feet to 46 feet).

Note:

1. A 5 foot concrete sidewalk shall be improved 3 feet from the property line within the 14 foot parkway per County Standard No. 404, Ordinance 461.

Fields Drive from the east project boundary easterly across the Metropolitan Water District (MWD) Canal to connect existing Field Drive is designated as a LOCAL ROAD and shall be improved with a 6 inch concrete curb & gutter, concrete sidewalks, and a 24 foot full-width AC pavement, within a 60 foot full-width dedicated right-of-way, per County Standard No. 105, Section "C", Ordinance 461. (modified for reduced width)

Note:

1. A 5 foot concrete sidewalk shall be improved at the property line within the 10 foot parkway per County Standard No. 404, Ordinance 461.

2. The alignment of Fields Drive over the Metropolitan Water District (MWD) aqueduct shall be

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Transportation

050 - Transportation. 16 RCTD - Rd Imprvmnts & Dedicatns (cont.) Not Satisfied
confirmed by MWD prior to recordation.

3. Fields Drive may need to be widened in the future if the parcels south of the aqueduct utilized Rebecca Street for secondary access. If this occurs, Fields Drive shall be widened to 40 feet by the subsequent maps utilizing Rebecca Street for access.

Belle Terre Parkway at Fields Drive ROUNDABOUT shall be improved with curb and gutter, 92 foot concrete/AC pavement, and concrete sidewalks (both sides) within the 128 foot radius, minimum, right-of-way as directed/approved by the Director of Transportation.

Note:

1. A 10 foot concrete sidewalks (both sides) shall be improved within the 18 foot, minimum, parkway and as approved by the Director of Transportation.

Autumn Glen Road from Fields Drive to just beyond the southern end of the wildlife crossing shall be improved with 25 full-width AC pavement (interim) within a 74 foot full-width dedicated right-of-way, per modified County Standard No. 103 as directed by the Director of Transportation. (Modified to reduce from a 44 foot - 35 foot AC pavement (interim).

050 - Transportation. 17 RCTD - Utility Coordination Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

1. The Street Improvement Plans are approved.
2. 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.

050 - Transportation. 18 RCTD-WQ – Santa Margarita Region - FINAL WQMP REQUI Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

A specific hydraulic analysis is required to determine the number and location of catch basins on relatively steep street grades proposed for the project. The purpose of this study is to ensure that

Plan: TTM37449

Parcel: 472170022

50. Prior To Map Recordation

Transportation

050 - Transportation. 18 RCTD-WQ – Santa Margarita Region - FINAL WQMP REQUI Not Satisfied
flows do not impact the parkway areas thru driveway openings. This study shall be approved by the
Transportation Department.

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 ADP Fee - Map Not Satisfied

TR 37449 is located within the boundaries of the Warm Springs Valley Area Drainage Plan (ADP) for

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 ADP Fee - Map (cont.) Not Satisfied

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 directly to the District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 3 Encroachment Permit Required Not Satisfied

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

060 - Flood. 4 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

Note: This condition only applies if TR 37449 obtains all necessary drainage acceptance letters, and does not construct Line E per SP 382.

060 - Flood. 5 Off-site Easement or Redesign Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 6 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 the issuance of permits.

060 - Flood. 7 Submit ORD. 458 Special Flood Hazard Area Study Not Satisfied

TR 37449 is located within a Special Flood Hazard Area (SFHA) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org/GIS.aspx>. 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:

a. A floodplain analysis (including digital files) consisting of hydrologic and hydraulic calculations, cross sections, maps, reports, and other data prepared to the satisfaction of the District for the

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 MM L-1 - Construction Noise (cont.) Not Satisfied

Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this Project. Examples of potential mitigation methods include the following:

- Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise)
- Preferential location of equipment (a reduction of 3dBA for every doubling of distance)
- Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment)
- Notification to land uses in the vicinity of construction schedule
- Posting of a contact name and number of contractor or County staff to receive complaints

060 - Planning. 4 MM L-2 - Construction Noise Not Satisfied

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

- During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.
- During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

060 - Planning. 5 MMs D-6 to D-14 -- Construction Emissions Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

Mitigation Measure D-6: Construction Emissions

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

Mitigation Measure D-7: Construction Emissions

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Mitigation Measure D-8: Construction Emissions

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

Mitigation Measure D-9: Construction Emissions

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Mitigation Measure D-10: Construction Emissions

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 MMs D-6 to D-14 – Construction Emissions (cont.) Not Satisfied

Mitigation Measure D-11: Construction Emissions

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

Mitigation Measure D-12: Construction Emissions

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

Mitigation Measure D-13: Construction Emissions

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

Mitigation Measure D-14: Construction Emissions

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

060 - Planning. 6 Required Applications Not Satisfied

No grading permits shall be issued until Specific Plan No. 382 Substantial Conformance No. 1 and Change of Zone No. 1800020 have been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 7 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 110.64 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 8 Slope Grading Techniques Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 Slope Grading Techniques (cont.) Not Satisfied

total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor 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 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-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Survey - EPD (cont.) Not Satisfied
may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Valentina Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

060 - Planning-EPD. 2 EPD - Biological Monitoring Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation, survey for nesting birds, 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. Contracted Biologist may be required to submit a memo or email to EPD documenting that the project has been consistently active since initial grading occurred and does not require an additional 30-day BUOW preconstruction survey or nesting bird survey once the grading permit has been approved. This may be needed for future grading permits. Please contact EPD for further information.

060 - Planning-EPD. 3 EPD - Conveyance Not Satisfied

Conveyance: As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS case # 2082), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 106.85 acres as documented within Joint Project Review #14-02-06-01 dated 5-12-2014 shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA. This dedication shall occur without any fee credits or other compensation. This dedication must be completed prior to issuance of the first building permit within the boundary of TTM37449.

Prior to the acceptance of this dedication the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

060 - Planning-EPD. 4 EPD - Exhibit and Grading Plans Labeling Not Satisfied

All exhibits and grading plans shall clearly label the conservation space as "MSHCP Conservation Area - Grading Prohibited"

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 EPD - Exhibit and Grading Plans Labeling (cont.) Not Satisfied

060 - Planning-EPD. 5 EPD - Fencing Plan Not Satisfied

Prior to grading, the applicant shall consult with EPD regarding developing a fencing/barrier plan that will provide adequate separation between the project and adjacent conservation areas to minimize impact of domestic animals and illegal trespass as outlined in Section 6.1.4 of the WRMSHCP. This fencing plan shall be submitted to EPD for review prior to project approval and EPD shall visit the site to inspect the barriers prior to final building inspection. This fencing/barrier plan will only be required for projects adjacent to the conservation areas. 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.

060 - Planning-EPD. 6 EPD - Grading Plan Check Not Satisfied

No grading shall occur within any areas to be dedicated for conservation. In addition manufactured slopes shall not extend within any areas determined for conservation. No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits. Prior to issuance of a grading permit the final grading plans of all maps under TTM37449 shall be submitted to EPD for review to ensure no grading shall occur within the conservation areas.

060 - Planning-EPD. 7 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 8 MSHCP Mitigation - EPD Not Satisfied

Prior to the issuance of any grading permits the applicant/developer shall submit to EPD a Habitat Mitigation and Monitoring Plan for the restoration of 2.58 acres of non-riparian/riverine habitat to offset the impacts to 1.29 acres of MSHCP riparian/riverine resources

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8 MSHCP Mitigation - EPD (cont.) Not Satisfied

as approved in a Determination of Biologically Equivalent or Superior Preservation written by Cadre Environmental on November 21, 2013. The HMMP shall include detailed descriptions of the following:

1.All biological resources mitigation, monitoring, and compliance measures proposed and agreed to by the Applicant

2.All biological resources mitigation measures identified as necessary to avoid or mitigate impacts

3.All biological resource mitigation, monitoring and compliance measures required in federal agency terms and conditions, such as those provided in the USFWS Biological Opinion

4.All sensitive biological resources to be impacted, avoided, or mitigated by Project construction, operation, and closure

5.All required mitigation measures for each sensitive biological resource

6.All measures that shall be taken to avoid or mitigate temporary disturbances from construction activities

7.Duration for each type of monitoring and a description of monitoring methodologies and frequency

8.Performance standards to be used to help decide if/when proposed mitigation is or is not successful

9.All performance standards and remedial measures to be implemented if performance standards are not met;

10.Biological resources-related facility closure measures including a description of funding mechanism(s)

11.A process for proposing plan modifications to the County of Riverside Environmental Programs Department and appropriate agencies for review and approval

12.A requirement to submit any sightings of any special-status species that are observed on or in proximity to the Project site, or during Project surveys, to the CNDDDB per CDFW requirements.

The HMMP must be reviewed and approved by the RCA prior to submittal to EPD. The applicant must provide confirmation of HMMP approval to EPD at time of plan submittal.

060 - Planning-EPD. 9 Streambed Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and 404 permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 9 Streambed Permits - EPD (cont.) Not Satisfied
that effect from the agencies.

Transportation

060 - Transportation. 1 RCTD - Approved Maint Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11 inch x 17 inch 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 inch x 17 inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 RCTD - Crossing Over Metropolitan Water District Approval Not Satisfied

Any crossing over the 'Metropolitan Water District' (MWD) Canal is responsible to obtain a design concept requirements from the MWD and contact County Bridge engineer for required bridge selection.

060 - Transportation. 3 RCTD - 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. 4 RCTD - Maint Districts-Submit Application Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 5 RCTD - Obtain Approval from County Regional Conservation Not Satisfied

The project proponent shall be responsible to obtain the required access point(s) approval from the 'Western Riverside County Regional Conservation Authority' (RCA).

060 - Transportation. 6 RCTD - St 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>.

060 - Transportation. 7 RCTD-WQ – Santa Margarita Region - FINAL WQMP REQUI Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the

Plan: TTM37449

Parcel: 472170022

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 7 RCTD-WQ – Santa Margarita Region - FINAL WQMP REQUI Not Satisfied
WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

A specific hydraulic analysis is required to determine the number and location of catch basins on relatively steep street grades proposed for the project. The purpose of this study is to ensure that flows do not impact the parkway areas thru driveway openings. This study shall be approved by the Transportation Department.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Plan: TTM37449

Parcel: 472170022

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report (cont.) Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Fire - Prior to permit Not Satisfied

1. The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.
2. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
*SECONDARY ACCESS WILL BE REQUIRED AT EVERY INDIVIDUAL PHASE.
3. 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.
4. The project is located in the "State Responsibility Area (SRA) Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.
Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied
construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 ADP Fee - Map Not Satisfied

TR 37449 is located within the boundaries of the 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 directly to the District. Personal or corporate checks will not be accepted for payment.

080 - Flood. 3 Off-site Easement or Redesign Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

080 - Flood. 4 Submit Plans Not Satisfied

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Flood

080 - Flood. 4 Submit Plans (cont.) Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

080 - Flood. 5 ZONE 7 - Present Worth Maintenance Not Satisfied

For each facility that the District will accept for ownership, operation, and maintenance, the Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. Payment shall be made to the District prior to commencing construction of the facility. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Entry Monument Plot Plan Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee and shall conform to the TENTATIVE MAP and SPECIFIC PLAN.

The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. The plot plan shall contain the following elements:

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

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

080 - Planning. 2 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 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 APPROVED EXHIBIT L and the SPECIFIC PLAN. The plot plan shall be

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Final Site Plan (cont.) Not Satisfied

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
 2. Each model floor plan and elevations (all sides).
 3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the SPECIFIC PLAN and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
 4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
 5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall conform to the development standards of the Specific Plan zone and the design guidelines of the Specific Plan.
 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. 4 MM D-16 - Operation Emissions Not Satisfied

Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.

080 - Planning. 5 MM D-19 - Operation Emissions Not Satisfied

Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.

080 - Planning. 6 MM D-20 – Light Paving/Roofing Not Satisfied

Prior to issuance of a building permit, building plans shall show incorporation of light-colored paving and roofing materials.

080 - Planning. 7 MM D-6 to D-15 Construction Emissions Not Satisfied

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MM D-6 to D-15 Construction Emissions (cont.) Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

Mitigation Measure D-6: Construction Emissions

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

Mitigation Measure D-7: Construction Emissions

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Mitigation Measure D-8: Construction Emissions

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

Mitigation Measure D-9: Construction Emissions

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Mitigation Measure D-10: Construction Emissions

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

Mitigation Measure D-11: Construction Emissions

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

Mitigation Measure D-12: Construction Emissions

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

Mitigation Measure D-13: Construction Emissions

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

Mitigation Measure D-14: Construction Emissions

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

Mitigation Measure D-15: Construction Emissions

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MM D-6 to D-15 Construction Emissions (cont.) Not Satisfied

During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.

080 - Planning. 8 MM GHG-1 – CAP Screening Table Not Satisfied

Prior to issuance of building permits, the Project applicant shall provide documentation to the County of Riverside Building and Safety Department demonstrating that the following measures or any other combination thereof are incorporated from the County's 2018 Greenhouse Gas Emissions Screening Tables, shown in Appendix F of the Initial Study/Addendum, as needed to achieve the required 100 points. Documentation may include measures incorporated into construction plans and specifications, development agreements, and/or other mechanisms.

080 - Planning. 9 MM H-1 - GHG Emissions Not Satisfied

Prior to issuance of building permits, ensure that project design features specified in Specific Plan Section 10.3 are implemented.

080 - Planning. 10 MM H-2 - GHG Emissions Not Satisfied

Prior to issuance of building permits, ensure that, through economically feasible installations, the Project achieves a 15 percent reduction in electricity and natural gas energy use beyond the 2008 Title 24 standards.

080 - Planning. 11 MM L-2 - Construction Noise Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

- During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.
- During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

080 - Planning. 12 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.

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 Model Home Complex (cont.) Not Satisfied

- 4. Show detailed fencing plan including height and location.
- 5. Show typical model tour sign locations and elevation.
- 6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the SPECIFIC PLAN 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. 13 PA 5 Park Construction Not Satisfied

Prior to the 300th building permit final in the TENTATIVE MAP (Planning Areas 1, 3, 4, or 7 of the SPECIFIC PLAN), or as otherwise deemed appropriate based on specific request from Valley-Wide, the public park in Planning Area 5 shall be fully constructed, accepted by Valley-Wide, and open for operation. Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

080 - Planning. 14 PA 5 Park Plans Not Satisfied

Prior to the 200th building permit final within the TENTATIVE MAP (Planning Area Nos. 1, 3, 4, or 7 of the SPECIFIC PLAN), or as otherwise deemed appropriate based on specific request from Valley-Wide, detailed park plans shall be submitted to the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

080 - Planning. 15 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. 16 School Mitigation Not Satisfied

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

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Planning

080 - Planning. 17 Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 18 Walls/Fencing Plan Not Satisfied

Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval as well as the approved exhibits TENTATIVE MAP, APPROVED EXHIBIT W, and SPECIFIC PLAN.

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

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

C. No wood fencing shall be allowed.

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

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

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

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

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

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

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

Transportation

080 - Transportation. 1 RCTD - Annex All Maint Districts Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD-WQ - IMPLEMENT WQMP Not Satisfied

Plan: TTM37449

Parcel: 472170022

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD-WQ - IMPLEMENT WQMP (cont.) Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

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

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

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 unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

090 - Flood. 2 Special Flood Hazard Area Revision Not Satisfied

Final building inspections for lots within the effective Special Flood Hazard Area (SFHA) shall not be issued until the Board of Supervisors holds a public hearing and subsequently adopts a resolution to amend the SFHA.

Planning

090 - Planning. 1 Concrete Driveways Not Satisfied

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

090 - Planning. 2 Map - Quimby Fees (2) Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Parks District.

090 - Planning. 3 Walls/Fencing Compliance Not Satisfied

Plan: TTM37449

Parcel: 472170022

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Walls/Fencing Compliance (cont.) Not Satisfied
Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

Planning-EPD

090 - Planning-EPD. 1 Permanent Fencing - EPD Not Satisfied
Prior to the issuance of any building permits, the areas mapped as "Proposed MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as MSHCP Conservation Areas according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three 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. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

090 - Transportation. 1 RCTD - Fee Payment Not Satisfied
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:
1. All Transportation Uniform Mitigation Fees (TUMF)
2. All Fees for Zone 'D' of the Southwest Road and Bridge Benefit District.

090 - Transportation. 2 RCTD - Map-80% Completion Not Satisfied
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:
a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

Plan: TTM37449

Parcel: 472170022

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - Map-80% Completion (cont.) Not Satisfied

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.

f) Written confirmation of acceptance from sewer purveyor is required.

g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 3 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all 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. 4 RCTD-WQ - 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.

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: March 15, 2018

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
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

Riverside Transit Agency
Riv. Co. Sheriff’s Dept.
Riv. Co. Waste Resources Management Dept.
Valley Wide Recreation & Parks District
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger
Temecula Valley Unified School District

Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
Santa Ana Reg. Water Quality Control Board
South Coast Air Quality Management District

TENTATIVE TRACT MAP NO. 37449 – Applicant: Regent French Valley LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD- MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD-HDR) (8-14 DU/AC), Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), and Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 110.64 gross acres - **REQUEST:** The **TENTATIVE TRACT MAP** is a Schedule “A” subdivision of 110.64 acres into three hundred and seventy-two (372) single-family residential lots, thirteen (13) lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in 4 phases. The subdivision boundaries reflect a pending lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive. APNs 472-170-022 to 472-170-026 and 472-180-033 to 472-180-036. **BBID: 977-866-257**

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*

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 Land Management System (LMS) 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 LMS routing on or before the above date. This case is scheduled for a **DAC internal review on March 29, 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.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: October 23, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)

Riv. Co. Building & Safety – Grading
P.D. Geology Section
P.D. Archaeology Section

SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO.1, CHANGE OF ZONE NO. 180020 –

Applicant: Regent French Valley LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD- MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD-HDR) (8-14 DU/AC), Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), and Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 341.6 gross acres - **REQUEST:** The **SPECIFIC PLAN SUBSTANTIAL CONFORMANCE** is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The **CHANGE OF ZONE** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance. APNs 472-170-021 to 472-170-026 and 472-180-033 to 472-180-036. Concurrent Cases: TTM37449. **BBID: 977-866-257**

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*

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 November 15, 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.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@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.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

March 29, 2018

rbrady@rivco.org

Russell Brady, Project Planner

Riverside County Planning Department, Mailstop #: 1070

P.O. Box 1409

Riverside, CA 92502-1409

Site Plan Consultation for the Tentative Tract Map No. 37449¹

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. **In the event that a CEQA document for the Proposed Project is required**, 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 files². 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. SCAQMD staff 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.

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->

¹ According to the Site Plan, the Proposed Project consists of subdivision of 110.64 acres for future development of 372 residential units.

² Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR 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 an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

[source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf](http://www.scaqmd.gov/source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf). In addition to analyzing regional 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. Guidance³ 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.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality 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*.

³ In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB’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 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 and SCAQMD Rules

In the event that SCAQMD permits are required for the Proposed Project, SCAQMD should be identified as a Responsible Agency for the Proposed Project in the CEQA document. Assumptions used in the CEQA document will be the basis for permit conditions and limits. For more information on permits, please visit SCAQMD's webpage at: <http://www.aqmd.gov/home/permits>. Permitting questions can 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 (<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 any significant impacts are mitigated where feasible. If you have any questions regarding the comments, please contact me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC180329-02

Control Number



AWARD WINNING CALIFORNIA PARKS

November 15, 2018

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

RE: TPM NO. 37592 – BELLE TERRE - AGENCY RESPONSE

Dear Mr. Brady:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced project and has the following comments:

1. The project is required to annex into the French Valley Community Facilities District for landscape maintenance of any landscaped areas located within our district boundaries. Such areas may include but are not limited to parkways, parks, detention basin landscaping, and slopes. A Maintenance Exhibit has been submitted for our review and preliminary comments have been sent to the applicant.
2. Park credit will not be given for any open space areas that do not include active recreation.
3. This project will be providing parks in lieu of park fees. An agreement between the developer and Valley-Wide will be required for all tentative maps prior to their recordation. Preliminary conceptual plans have been approved by Valley-Wide.

Valley-Wide would like to note that the applicant has provided the appropriate locations for parks and has been working with our staff on details to ensure that our standards and specifications are met. As a courtesy, our current standards and specifications can be found online at www.GoRecreation.org. Additionally, I have included our planning process flowchart.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,



Loretta Domenigoni, Park Planner
Valley-Wide Recreation and Park District

BOARD OF
DIRECTORS

Matt Duarte
President

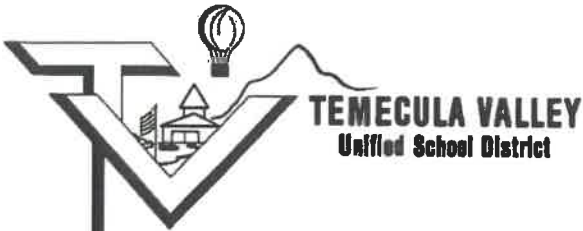
John Bragg
Vice President

Steve Simpson
Secretary

Nick Schouten
Member

Jan Bissell
Member

Dean Wetter
General Manager



Board of Education

Barbara Brosch

Lee Darling

Sandra Hinkson

Dr. Kristi Rutz-Robbins

Adam Skumawitz

March 12, 2019

SUPERINTENDENT

Timothy Ritter

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

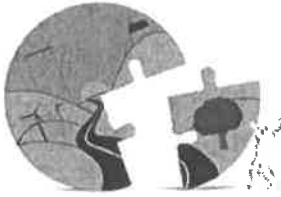
RE: Belle Terre Specific Plan & School Facilities Agreement

Dear Russell:

This letter is to serve as confirmation that the School Facilities Agreement dated August 15, 2011 satisfies all related landowner responsibilities. Temecula Valley Unified School District has no plans to build a school within the Belle Terre Specific Plan.

Sincerely,

Janet Dixon
Director of Facilities Development
Temecula Valley Unified School District



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Regent French Valley, LLC

Contact Person: Marinel Robinson E-Mail: mrobinson@regentproperties.com

Mailing Address: 11990 San Vicente Blvd. Suite 200

<u>Los Angeles</u>	<u>CA</u>	<u>90049</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (310) 806-9818 Fax No: (310) 806-9801

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Jennifer Gillen E-Mail: jennifer.gillen@webbassociates.com

Mailing Address: 3788 McCray St.

<u>Riverside</u>	<u>CA</u>	<u>92506</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 686-1070 Fax No: ()

Property Owner Name: Regent French Valley, LLC

Contact Person: Marinel Robinson E-Mail: mrobinson@regentproperties.com

Mailing Address: 1190 San Vicente Blvd., Suite 200

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 SUBDIVISION AND DEVELOPMENT

Los Angeles City Street CA State 90049 ZIP

Daytime Phone No: (310) 306-9815 Fax No: (310) 306-9801

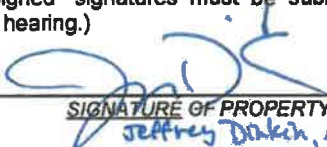
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; 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.)

Regent French Valley, LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)
Jeffrey Dinkin, Authorized Signatory

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): 472-170-001,-003,-008, 472-180-001,-003, 476-010-040

Approximate Gross Acreage: 289

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Thompson Avenue, South of Keller Road, East of Washington Street, West of Judith Road.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: 3,500 s.f.
Number of existing lots: 6 Number of proposed developable lots: 372
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 13 Subdivision Density: _____ dwelling units per acre. Subdivision Density per SP

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). GPA01113, GPA01013, GPA01014, CZ07775, SP382, PM36628, EA42755
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42506 EIR No. (if applicable): 531

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): N/A

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: Regent French Valley, LLC

Address: 11990 San Vicente Blvd., Suite 200, Los Angeles, CA 90049

Phone number: 310-306-9815

Address of site (street name and number if available, and ZIP Code): North of Thompson Avenue and South of Keller Road

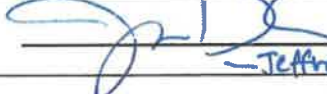
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 472-170-001,-003,-008, 472-180-001,-003, 476-010-040

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant:  Date 2.12.18
Jeffrey Dirkin, Authorized Signatory

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant's Name: Regent French Valley, LLC E-Mail: _____

Contact Person: Marinel Robinson E-Mail: mrobinson@regentproperties.ca

Mailing Address: 11990 San Vicente Blvd. Suite 200
Los Angeles CA 90049
City State ZIP

Daytime Phone No: (310) 806-9818 Fax No: (301) 806-9801

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: _____

Contact Person: Melissa Perez E-Mail: melissa.perez@webbassociates

Mailing Address: 3788 McCray St.
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: ()

Property Owner's Name: Regent French Valley, LLC E-Mail: _____

Contact Person: Marinel Robinson E-Mail: mrobinson@regentproperties.ca

Mailing Address: 1190 San Vicente Blvd., Suite 200
Los Angeles CA 90049
City State ZIP

Daytime Phone No: (310) 806-9818 Fax No: (310) 806-9801

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

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"

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

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.)

<p>Jeffrey Dinkin, Authorized Signatory</p> <p>_____</p> <p><i>PRINTED NAME OF PROPERTY OWNER(S)</i></p>	<p>Regent French Valley, LLC:</p>  <p>_____</p> <p><i>SIGNATURE OF PROPERTY OWNER(S)</i></p>
<p>_____</p> <p><i>PRINTED NAME OF PROPERTY OWNER(S)</i></p>	<p>_____</p> <p><i>SIGNATURE OF PROPERTY OWNER(S)</i></p>

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

See attached Project Description

Related cases filed in advance of, or concurrently with, this request:

TTM37449, Change of Zone

PROPERTY INFORMATION:

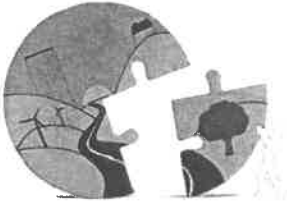
Assessor's Parcel Number(s): 472-170-021 thru -026, 472-180-033 thru -036, 472-200-002

Approximate Gross Acreage: 341

General location (nearby or cross streets): North of Thompson Avenue, South of Keller Road, East of Washington Street, West of MWD Aqueduct

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Regent French Valley, LLC

Contact Person: Marinel Robinson E-Mail: mrobinson@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200
Los Angeles ^{Street} CA 90049
City State ZIP

Daytime Phone No: (310) 806-9815 Fax No: ()

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Melissa Perez E-Mail: meliss.perez@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside ^{Street} CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: ()

Property Owner Name: Regent French Valley, LLC

Contact Person: Marinel Robinson E-Mail: mrobinson@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200
Street

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Los Angeles

City

CA

State

90049

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:

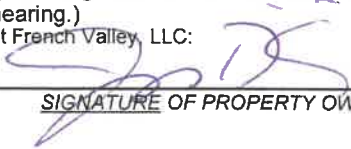
I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land 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.)

Regent French Valley, LLC:

Jeffrey Dinkin, Authorized Signatory

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-170-021 thru -026, 472-180-033 thru -036, 472-200-002

Approximate Gross Acreage: 341

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

APPLICATION FOR CHANGE OF ZONE

Keller Road _____, East of Washington Street _____, West of MWD Aqueduct _____.

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

To update Belle Terre Specific Plan Zoning Ordinance Text to correspond with Planning Area changes related to Belle Terre Specific Plan No. 382-Substantial Conformance No. 1.

Related cases filed in conjunction with this request:

TTM37449, Belle Terre Specific Plan No. 382 - Substantial Conformance No. 1

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

*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.

4/18/18

Property Owner(s) Signature(s) and Date

Jeffrey Dinkin, Authorized Signatory of Regent French Valley, LLC

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
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

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

SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO.1 (SP00382S01), CHANGE OF ZONE NO. 1800020 (CZ1800020), and TENTATIVE TRACT MAP NO. 37449 (TTM37449) – Intent to Consider an Addendum to Environmental Impact Report No. 531 (EIR531) – CEQ180016 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R), as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road – Zoning: Specific Plan (SP382) as reflected in the Specific Plan – 342.3 gross acres – **REQUEST: The **Specific Plan Substantial Conformance** is a proposal to reduce the maximum total dwelling units from 1,282 to 856 adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The **Change of Zone** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The **Tentative Tract Map** is a proposal for a Schedule “A” subdivision of 110.64 acres into 372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in four (4) phases. The subdivision boundaries reflect a recent lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	NOVEMBER 6, 2019
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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.

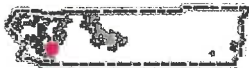
If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409



Riverside County GIS Mailing Labels

CZ1800020 / SP00382S01 / TTM37449

(600 feet buffer)



Legend

-  County Boundary
-  Cities
- World Street Map

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 10/11/2019 10:49:33 AM

© Riverside County RCIT

472170011
LAUREL JEAN SOLON
10773 LITTLE LAKE RD
DOWNEY CA 90241

472180015
CASEY SCHENKEL
MARIBEL SCHENKEL
11207 BUELL ST
DOWNEY CA 90241

472170021
REGENT FRENCH VALLEY
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

472180007
LEE WONG
12561 LULL ST
N HOLLYWOOD CA 91605

476340034
CE LI
DAIHUI TAN
1404 OLD CEDAR RD
ESCONDIDO CA 92125

472170009
GREGORY JOHN SCHLINDWEIN
16582 GOTHARD ST STE D
HUNTINGTON BEACH CA 92647

472170015
DAWN HOLLINE DELLE
2855 HOLMES AVE
ONTARIO CA 91761

476340026
SIENNA II AVANTE II
2900 ADAMS ST NO C25
RIVERSIDE CA 92503

476340025
EFREN REYES
ROSEMARIE REYES
29116 SMOKEWOOD DR
MURRIETA CA 92563

476010051
EPC HOLDINGS 781
3161 MICHELSON DR STE 425
IRVINE CA 92612

472180004
PEARL T HUDSON
322 CABRILLO ST
COSTA MESA CA 92627

476333010
CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER CA. 92596

476340002
REGIS KEEFE
32840 SHEPHARD CT
WINCHESTER CA. 92596

476333008
ALLAN RHODES
MERCEDITA ENRIQUEZ
32845 WESTPORT WAY
WINCHESTER CA. 92596

476340003
DONALD W RISELING
32852 SHEPHARD CT
WINCHESTER CA. 92596

476333004
MATTHEW CADY
32852 WESTPORT WAY
WINCHESTER CA. 92596

476333007
RONALD A FREDERICK
MARIE E FREDERICK
32857 WESTPORT WAY
WINCHESTER CA. 92596

476340004
DAVID MILLER
32864 SHEPHARD CT
WINCHESTER CA. 92596

476333006
OTAVIS S HALL
32869 WESTPORT WAY
WINCHESTER CA. 92596

476340005
FRANCO STELLA
32876 SHEPHARD CT
WINCHESTER CA. 92596

476333005
AMY GOLD
JUAN RODRIGUEZ
32881 WESTPORT WAY
WINCHESTER CA. 92596

476340006
GHULAM SAHAR MAHJOOR
HAMIDA SAHAR
32888 SHEPHARD CT
WINCHESTER CA. 92596

476340015
DONNA D SANMIGUEL
JOHN MICHAEL SANMIGUEL
32891 SHEPHARD CT
WINCHESTER CA. 92596

476340007
JAMES W HARPER
MARTHA P HARPER
32900 SHEPHARD CT
WINCHESTER CA. 92596

476340014
STEFAN W HINCK
ANAIS GRACIA
32903 SHEPHARD CT
WINCHESTER CA. 92596

476340008
BENJAMIN M MAPLE
MARIA ELIZABETH MAPLE
32912 SHEPHARD CT
WINCHESTER CA. 92596

476340013
OCIEL A MAGADAN
DAYRIN E MAGADAN
32915 SHEPHARD CT
WINCHESTER CA. 92596

476340019
MICHAEL B LEAHY
AMANDA L LEAHY
32922 CLOVERDALE CT
WINCHESTER CA. 92596

476340009
MICHAEL ANTHONY AQUINO
32924 SHEPHARD CT
WINCHESTER CA. 92596

476340012
ZACHARY WILSON
32927 SHEPHARD CT
WINCHESTER CA. 92596

476340010
MARK EDGREN
DANIELLE E EDGREN
32936 SHEPHARD CT
WINCHESTER CA. 92596

476340021
ADAM CRAIGHEAD
JORDAN CRAIGHEAD
32937 CLOVERDALE CT
WINCHESTER CA. 92596

476340011
ESTEVAN D ESTRELLA
32939 SHEPHARD CT
WINCHESTER CA. 92596

472110029
JAY L GREENSTEIN
SHERYL D GREENSTEIN
32960 KELLER RD
WINCHESTER CA. 92596

472130002
WW 550
33011 HOLLAND RD
WINCHESTER CA 92596

472170010
THOMAS P HENNENFENT
LAURA P HENNENFENT
33570 FIELDS
WINCHESTER CA. 92596

472170016
JOEL W ADAMS
FLORENCE C ADAMS
33745 SIDNEY CIR
WINCHESTER CA. 92596

472170017
THOMAS SANDOVAL
33787 SIDNEY CIR
WINCHESTER CA. 92596

472110040
ALBERT F CONARD
CAROLYN L CONARD
33975 WASHINGTON RD
WINCHESTER CA 92596

476340017
WILLIAM LYLE DUTOIT
KELLEY RENEE DUTOIT
34388 HILLINGDON CT
WINCHESTER CA. 92596

476340033
FEREBA SULTANZAI
34391 HILLINGDON CT
WINCHESTER CA. 92596

476340018
RONALD HORN
PATRICIA HORN
34400 HILLINGDON CT
WINCHESTER CA. 92596

476340032
ARMANDO LUIS GARCIA
AMANDA GARCIA
34403 HILLINGDON CT
WINCHESTER CA. 92596

476340031
RALPH GAMMAL
YESEL GAMMAL
34415 HILLINGDON CT
WINCHESTER CA. 92596

476340023
PEDRO L MATOM BRITO
SOCORRO MARTINEZ
34424 HILLINGDON CT
WINCHESTER CA. 92596

476340030
THOMAS E DUSTMAN
JENNIFER L DUSTMAN
34427 HILLINGDON CT
WINCHESTER CA. 92596

476340024
DOUGLAS JON ROBINSON
ANGELINA VERONA ROBINSON
34436 HILLINGDON CT
WINCHESTER CA. 92596

476340029
BLAIR G WOODY
TRUDY G WOODY
34439 HILLINGDON CT
WINCHESTER CA. 92596

476340028
JENNY H CHAMBERLIN
34451 HILLINGDON CT
WINCHESTER CA. 92596

476340027
GARY STORTS
KIMBERLY STORTS
34463 HILLINGDON CT
WINCHESTER CA. 92596

472180005
GALEN TIPPS
ANGELA TIPPS
34610 REBECCA ST
WINCHESTER CA. 92596

472180008
LARRY HENDON
34710 REBECCA ST
WINCHESTER CA 92596

472180013
BILL E RENNIE
MARCELINE P RENNIE
34770 REBECCA ST
WINCHESTER CA. 92596

476090012
DEBRA A YECKLEY
KEVIN A YECKLEY
34795 SALLY ST
WINCHESTER CA. 92596

472180012
BRENT P LEATHERMAN
CHRISTINE J LEATHERMAN
34800 REBECCA ST
WINCHESTER CA. 92596

476090013
RICHARD D STOCKTON
JANET L STOCKTON
34835 SALLY ST
WINCHESTER CA. 92596

476090014
HEATH BOTTOMLY
PENNY BOTTOMLY
34878 WASHINGTON ST
WINCHESTER CA. 92596

472180011
KEITH A MILLER
34880 REBECCA ST
WINCHESTER CA. 92596

472180010
RANDALL J LUNG
34910 REBECCA ST
WINCHESTER CA. 92596

476090015
MARCO ANTONIO AVILA
CRISTINA ESPARZA DE AVILA
34925 WASHINGTON ST
WINCHESTER CA. 92596

472180009
JUSTIN A UNGER
KRISTIN UNGER
34990 REBECCA ST
WINCHESTER CA. 92596

476360004
ERIK R BRAND
ERALYN M BRAND
35304 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360005
JAMES NAVARRO
CHANEL NAVARRO
35316 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360006
LAWRENCE F DELAROSA
MARTHA C DELAROSA
35328 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360007
MICHAEL NEWMAN
AMBER NEWMAN
35340 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476360008
KEVIN D PERDUE
35352 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476361001
SYED KASHIF RAZA ZAIDI
NABILA ZAIDI
35364 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476361002
STEPHEN M CLEVINGER
LORELEI CLEVINGER
35376 MAHOGANY GLEN DR
WINCHESTER CA. 92596

476090032
KB HOME CALIF
36310 INLAND VALLEY DR
WILDOMAR CA 92595

476340020
DREW A LOCKSTEDT
36448 SICILY LN
WINCHESTER CA 92596

476020013
FVS PARTNERS
4100 NEWPORT PL STE 400
NEWPORT BEACH CA 92660

476010042
SABA A SABA
SHIRLEY L SABA
41309 AVENIDA BIONA
TEMECULA CA 92519

476340022
EQUITY TRUST CO
46102 TOY CT
TEMECULA CA 92592

476340016
SIENNA II AVANTE II MAINTENANCE CORP
6349 RIVERSIDE AVE FLR 2
RIVERSIDE CA 92506

476333009
RAYMOND P DELNEGRO
6647 GOLDEN WEST AVE
ARCADIA CA 91007

476020014
VALLEY WIDE RECREATION & PARK DIST
901 W ESPLANADE AVE
SAN JACINTO CA 92581

472170012
TAVARR INC
P O BOX 1341
SANTA ANA CA 92702

472200003
WESTERN RIVERSIDE COUNTY REG CON
P O BOX 1667
RIVERSIDE CA 92502

472170004
S PHILIP GADAHN
P O BOX 4315
SANTA ANA CA 92702

472130003
MWD
P O BOX 54153
LOS ANGELES CA 90054

476340035
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

Regent French Valley LLC
11900 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Albert Webb
3788 McCray Street
Riverside, CA 92506

Regent French Valley LLC
11900 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Albert Webb
3788 McCray Street
Riverside, CA 92506

Regent French Valley LLC
11900 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Albert Webb
3788 McCray Street
Riverside, CA 92506

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto, CA. 92582

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto, CA. 92582

Riverside County Transit Agency
Joe Forgiarini
1825 Third St.
Riverside, CA. 92517

Riverside County Transit Agency
Joe Forgiarini
1825 Third St.
Riverside, CA. 92517

Temecula Valley Unified School District
31350 Rancho Vista Rd.
Temecula, CA. 92592

Temecula Valley Unified School District
31350 Rancho Vista Rd.
Temecula, CA. 92592

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands. CA. 92373-0316

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands. CA. 92373-0316

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Regional Water Quality Board #8 - Santa Ana
Michael Adackapara
3737 Main St. Suite 500
Riverside, CA. 92501-3348

Regional Water Quality Board #8 - Santa Ana
Michael Adackapara
3737 Main St. Suite 500
Riverside, CA. 92501-3348

**INVOICE (PLAN-CFG05882)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Regent Properties LLC
11990 San Vicente Blvd, Ste 200
Los Angeles, Ca 90049

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG05882	04/23/2012	04/23/2012	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05882	0451 - CF&G TRUST	\$3,029.75
	0452 - CF&G TRUST: RECORD FEES	\$64.00
SUB TOTAL		\$3,093.75

TOTAL **\$3,093.75**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

**INVOICE (INV-00039865)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Regent French Valley LLC
11900 San Vicente Blvd, Ste 200
Los Angeles, Ca 90049

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00039865	02/26/2018	02/26/2018	Paid in Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180017	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Winchester, CA 92596	SUB TOTAL	\$50.00

TOTAL **\$50.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211