



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2014

1st District
Charissa Leach

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Ed Sloman

3rd District
John Petty

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Bill Sanchez
Chairman

5th District
Mickey Valdivia
Vice Chairman

**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

JULY 16, 2014

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission 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 give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806** - Applicant: Albert A. Webb Associates – Third/Third Supervisorial District – Location: Northerly of Busby Road, southerly of Domenigoni Parkway, and easterly of Leon Road – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 7 open space lots. – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806**, extending the expiration date to September 22, 2015. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

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

2.1 **NONE**

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

- 3.1 **GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818** – Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Road

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

and southerly of Keller Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

- 3.2 **CONDITIONAL USE PERMIT NO. 3689** – Intent to Adopt a Negative Declaration – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – REMAP – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive and North Circle Drive – 1.31 Gross Acres – Zoning: Village Tourist Residential (R-3A) - **REQUEST:** The conditional use permit proposes to change use classification from a “Dwelling, Bed and Breakfast” with 5 guest rooms to a “Resort Hotel” by adding 4 additional guest rooms. Project Planner: Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)
- 3.3 **CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430** – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan SP No. 260 [Menifee North] – Planning Areas 34, 38, 39, 40 and a portion of 36 - **REQUEST:** The Change of Zone proposes to define the boundaries of Specific Plan No. 260, Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 392 residential lots, 1 park, 1 school site, and a community trail. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 3.4 **GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822** – Adopt a Negative Declaration - Applicant: Matthew Fagan Consulting – Engineer/Representative: JMM Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum Lot Size) and Highway 79 Policy Area – Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road – 4.5 Gross Acres – Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) – **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P). Project Planner, Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)
- 3.5 **GENERAL PLAN AMENDMENT NO. 925** – Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC - Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). Continued from June 18, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

NO STAFF REPORT AVAILABLE

- 3.6 **TENTATIVE TRACT MAP NO. 31444, MINOR CHANGE NO. 2 and CHANGE OF ZONE NO. 7827** – Find No New Environmental Documentation is Required - Applicant: Graperoad, LLC – Engineer/Representative: Ventura Engineering – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 20.9 gross acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – **REQUEST:** The Minor Change to the Schedule D subdivision, which proposes to subdivide 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. The Change of Zone proposes to change the existing zoning of Citrus Vineyard 5 Acre Minimum and Citrus Vineyard 10 Acre Minimum to Wine Country – Winery Zone. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6373 or email pnanthav@rctlma.org. (Legislative)
- 3.7 **TENTATIVE TRACT MAP NO. 35477** – Intent to Adopt a Mitigated Negative Declaration – Applicant: G8 Development Inc. – Engineer/Representative: Chris Warburton - Third/Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** The tentative map is a Schedule “A” subdivision for a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure. Project Planner, Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

- 4.1 **DESIGN GUIDELINES: WALL STANDARDS:** An update to the Planning Commission on revising the County of Riverside’s design guidelines related to vinyl fencing

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONERS’ COMMENTS

Agenda Item No. 1:1
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third/Third
Project Planner: Damaris Abraham
Planning Commission Hearing: July 16, 2014

TENTATIVE TRACT MAP NO. 30806
FIRST EXTENSION OF TIME
Applicant: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically pulled for discussion, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirty five (35) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Flood Control Department is recommending the addition of three (3) conditions of approval, the Planning Department is recommending the addition of fifteen (15) conditions of approval, and the Transportation Department is recommending the addition of seventeen (17) conditions of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 27, 2014) indicating the acceptance of the thirty five (35) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

**TENTATIVE TRACT MAP NO. 30806
FIRST EXTENSION OF TIME REQUEST
PLANNING COMMISSION: July 16, 2014
Page 2 of 2**

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

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

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

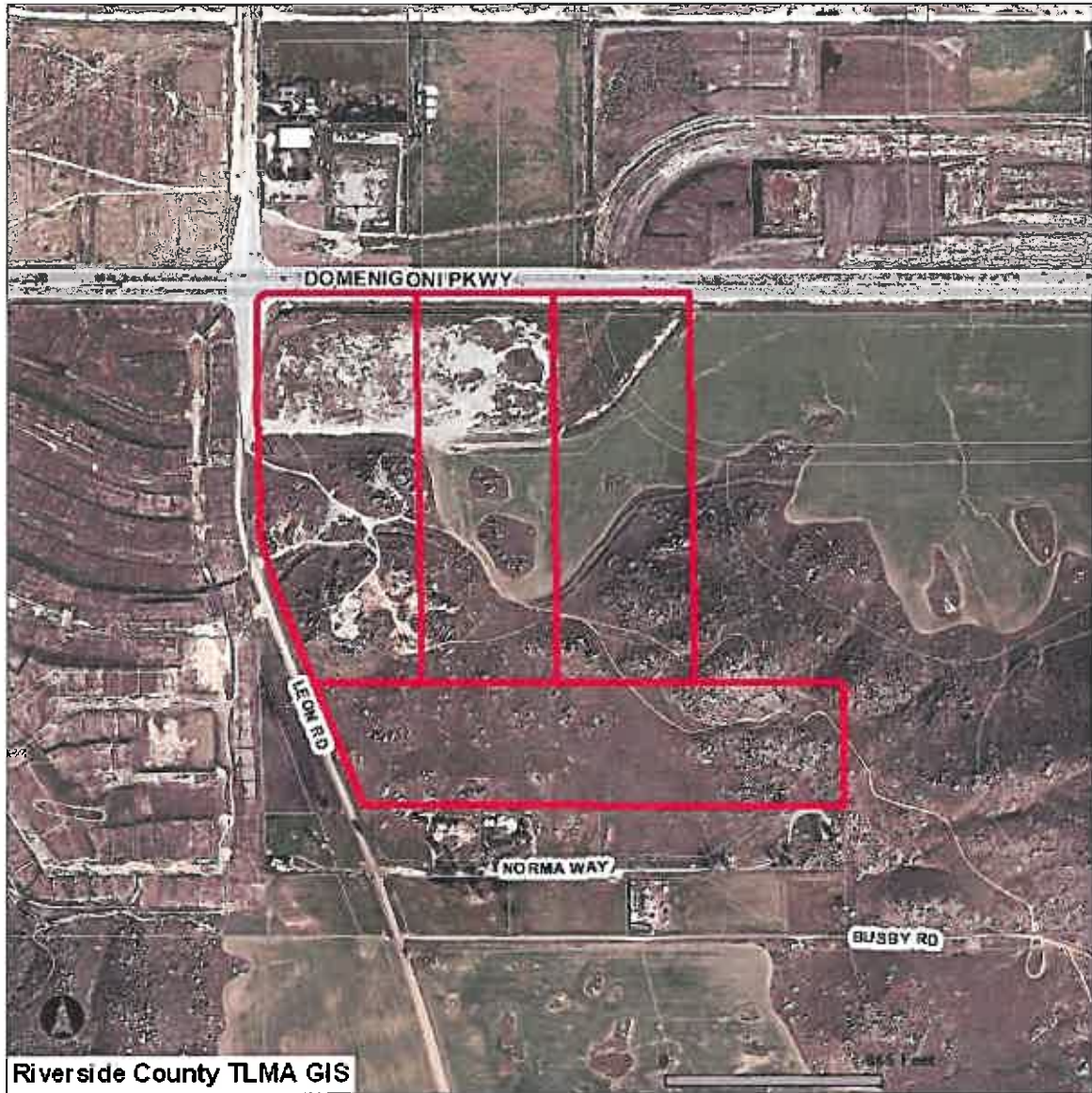
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2015. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30806**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2015, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806 - Applicant: Albert A. Webb Associates – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre), Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units per Acre), and Commercial Retail (CD:CR) – Location: Northerly of Busby Road, southerly of Domenigoni Parkway, and easterly of Leon Road – 84.8 Acres – Zoning: Specific Plan (SP293) – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 84.8 acres into 192 single family residential lots and 7 open space lots. – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2015.

TR30806



Riverside County TLMA GIS

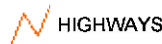
LEGEND



CASE



INTERSTATES



HIGHWAYS



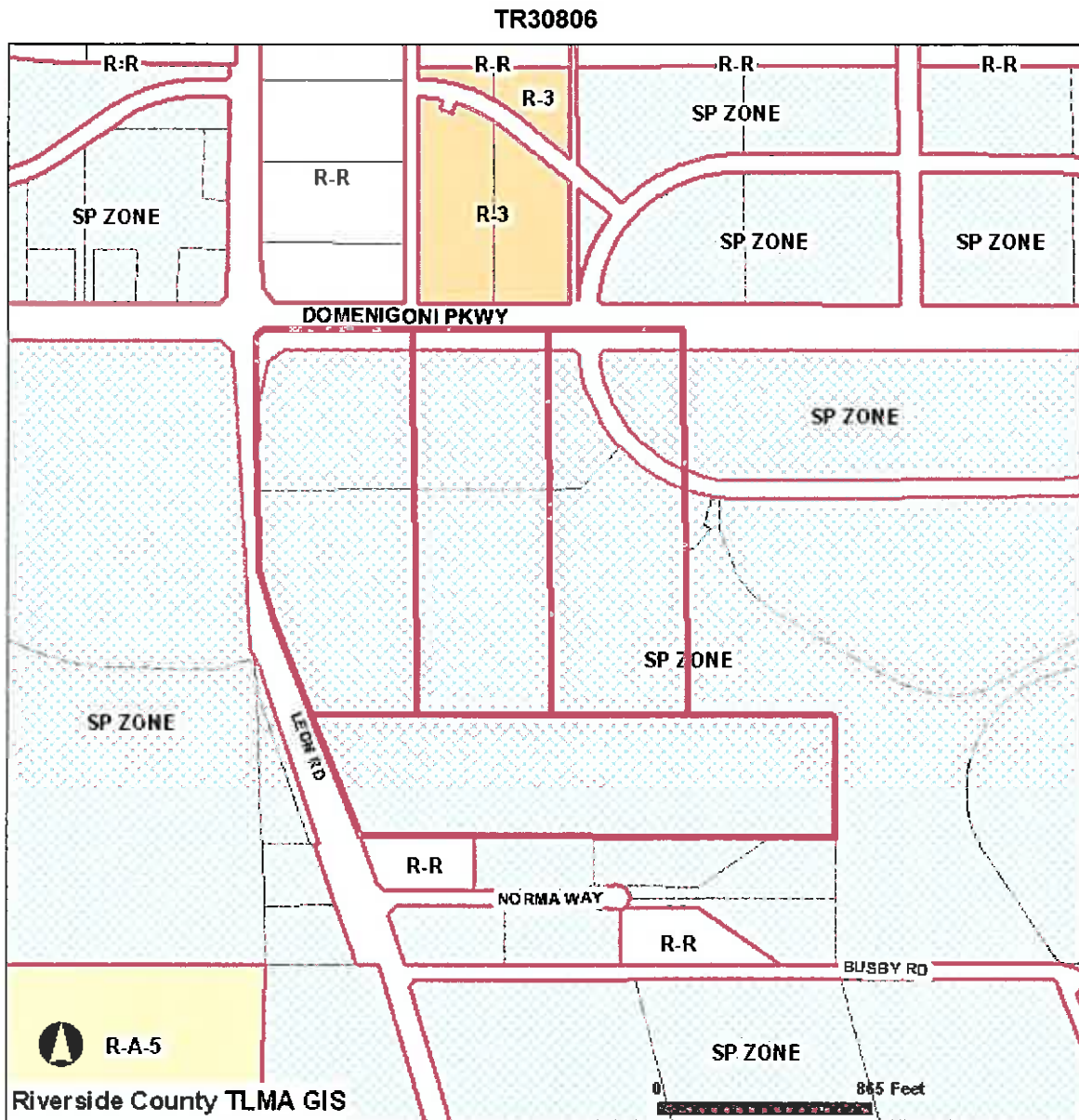
PARCELS

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... Mon Jun 16 09:42:04 2014

Version 131127



ZONING

- CASE
- ZONING BOUNDARY
- SP ZONE
- INTERSTATES
- R-3
- HIGHWAYS
- R-A-5
- PARCELS
- R-R

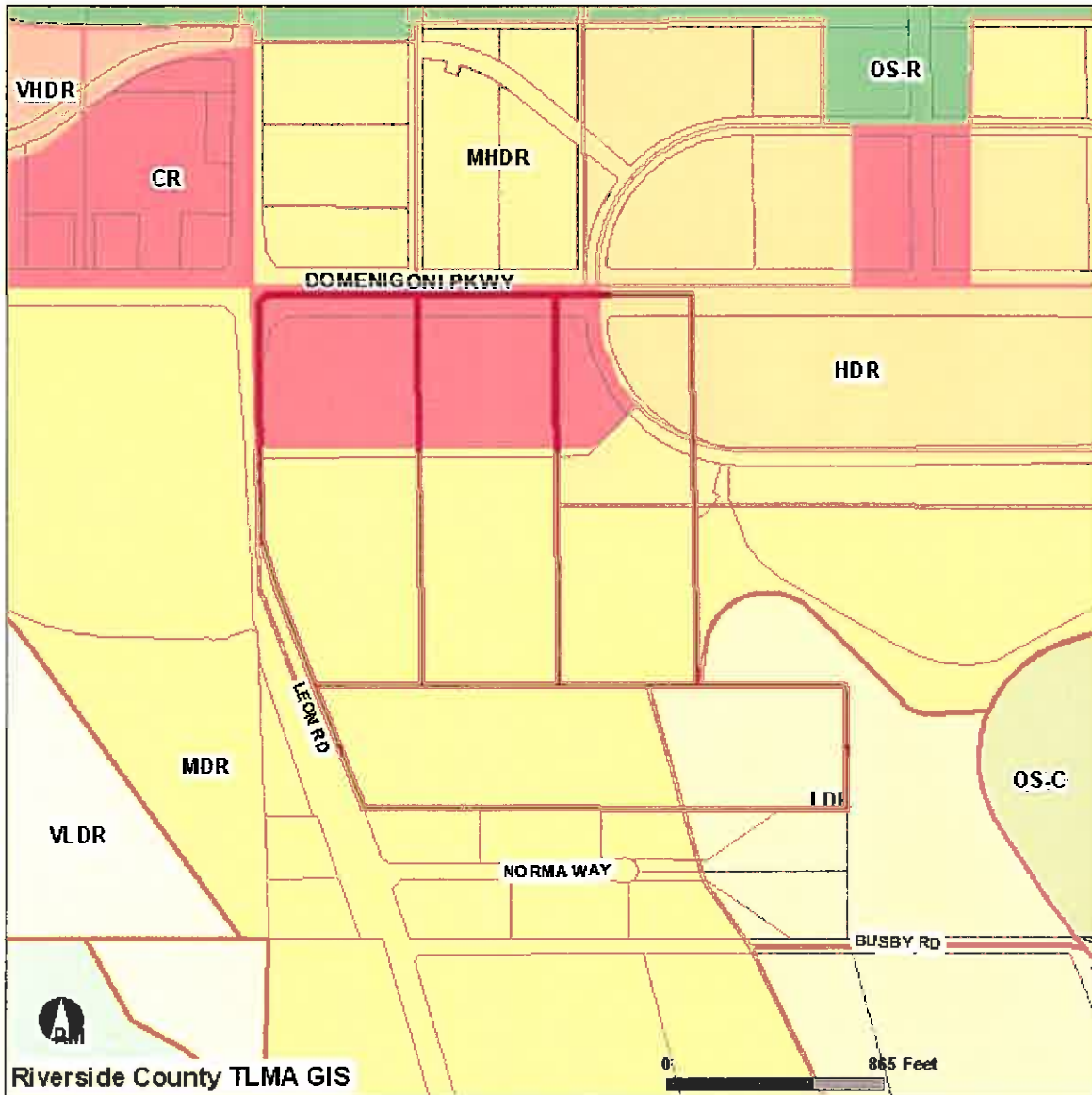
IMPORTANT

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Version 131127

TR30806



Riverside County TLMA GIS

LAND USE

- | | | | |
|--|-------------------------------------|-------------------------------|----------------------------------|
| CASE | INTERSTATES | HIGHWAYS | PARCELS |
| CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-C - CONSERVATION | OS-R - OPEN SPACE RECREATION | RM - RURAL MOUNTAINOUS |
| VHDR - VERY HIGH DENSITY RESIDENTIAL | VLDR - VERY LOW DENSITY RESIDENTIAL | | |

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... Mon Jun 16 09:45:10 2014

Version 131127

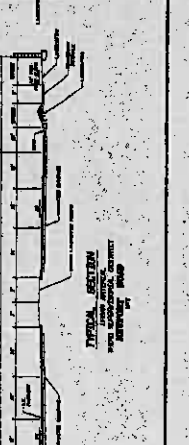
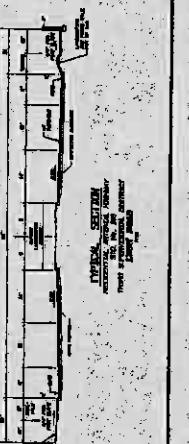
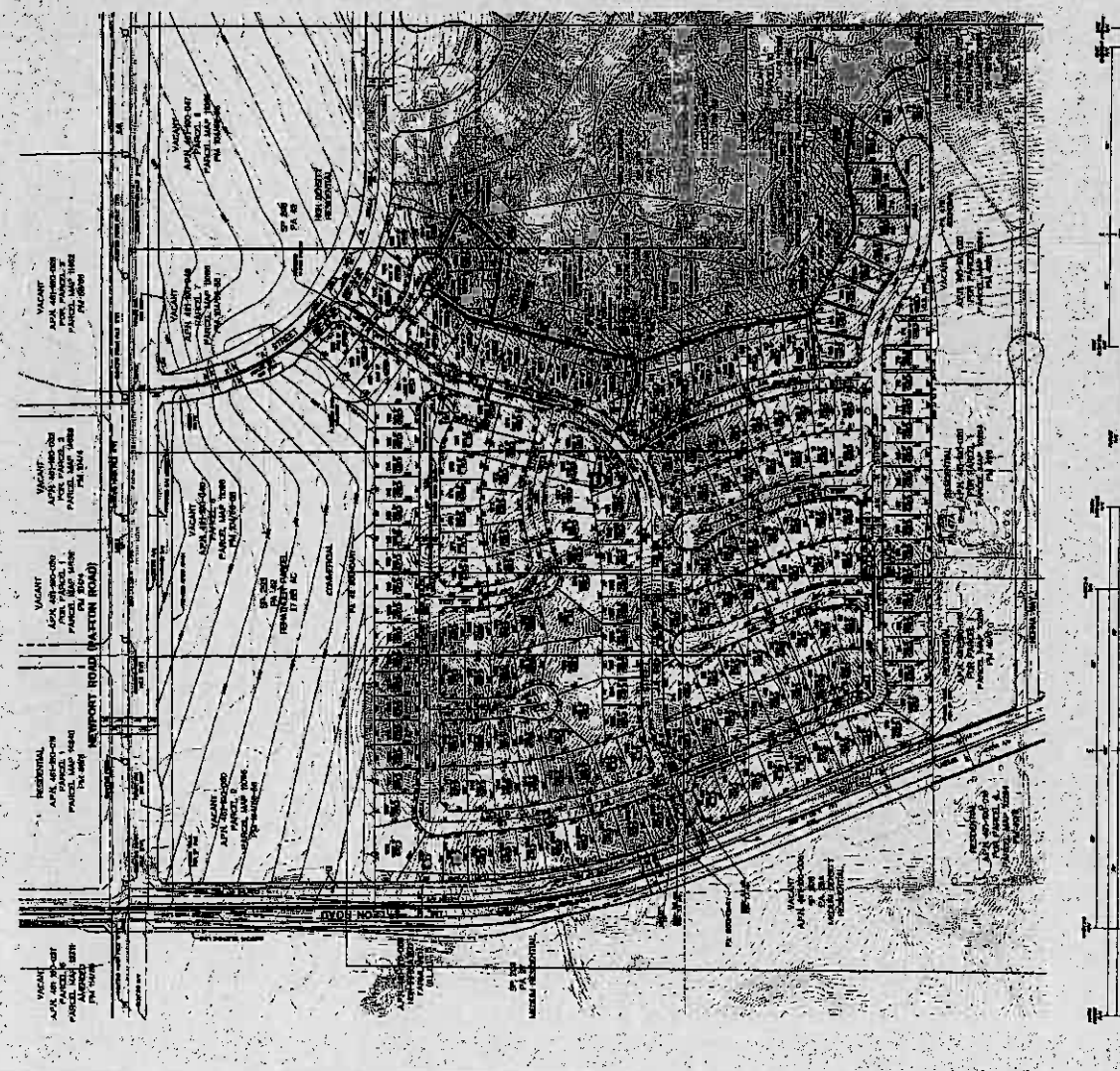
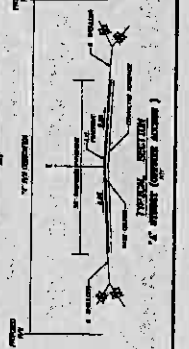
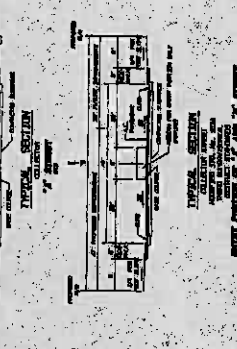
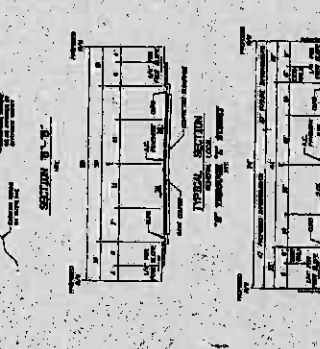
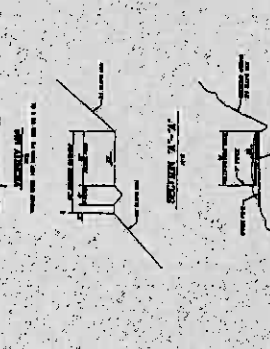
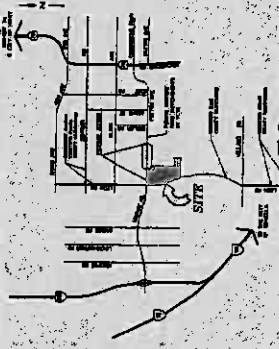
GENERAL AGREEMENT
 THIS PLAN IS THE PROPERTY OF THE ASSessor AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ASSessor.
 THE ASSessor IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 THE ASSessor IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT.

ASSessor'S PARCEL NO. 3
 THE ASSessor'S PARCEL NO. 3 IS A TRACT OF LAND LOCATED IN THE CITY OF NEWPORT, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL NO. 3, TRACT NO. 30808, COUNTY OF SAN DIEGO, CALIFORNIA.

LAND USE
 THE LAND IS TO BE USED FOR RESIDENTIAL PURPOSES.
SETBACKS
 THE SETBACKS FOR THE PROJECT ARE AS FOLLOWS:
 FRONT SETBACK: 10 FEET
 REAR SETBACK: 10 FEET
 SIDE SETBACK: 5 FEET

LEGAL DESCRIPTION
 THE LEGAL DESCRIPTION OF THE PROJECT IS AS FOLLOWS:
 PARCEL NO. 3, TRACT NO. 30808, COUNTY OF SAN DIEGO, CALIFORNIA.

NOTICE
 THE ASSessor IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT.
 THE ASSessor IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



TENTATIVE MAP
TRACT NO. 30808
NEWPORT, CALIFORNIA

EXHIBIT "A" AMENDED MAP NO. 3
SCHEME "A" SUBDIVISION

APPROVED
 DATE: 10/15/2010
 BY: [Signature]

ASSessor'S OFFICE
 1500 NEWPORT ROAD
 NEWPORT, CALIFORNIA 92566
 TEL: 619-796-1000
 FAX: 619-796-1001


Extension of Time Environmental Determination

Project Case Number: TR30806
 Original E.A. Number: EA38798
 Extension of Time No.: First
 Original Approval Date: September 22, 2004
 Project Location: Northerly of Busby Road, southerly of Domenigoni Parkway, and easterly of Leon Road

Project Description: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 7 open space lots.

On 6/17/14, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Damaris Abraham, Urban Regional Planner

Date: June 17, 2014
 For Juan C. Perez, Interim Planning Director

From: Frank Igo [mailto:figo@rancongroup.com]
Sent: Tuesday, May 27, 2014 1:55 PM
To: Bugtai, Wendell
Subject: EOT for 30806 and 31142

Dear Mr. Bugtai

We accept all the conditions that are listed on the attached letters for Tract 30806 dated February 8, 2011, and for Tract 31142 dated June 30, 2010. Please proceed in preparing your report for the Planning Commission.

If there is anything else that is needed for these time extensions, please let me know.

Frank

Frank Igo
Director
Rancongroup
41391 Kalmia Street
Suite 200
Murrieta, CA 92562
Office Tel # 951-696-0600 x307
Cell # 951-216-4487

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Abraham, Damaris

From: Morales, Catherine
Sent: Tuesday, February 08, 2011 12:21 PM
To: 'Will Stout'
Cc: Flo Smith
Subject: 1st EOT for TR30806 Conditions of Approval
Attachments: TR30806 1ST EOT COAs.pdf

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **February 3, 2011**. The LDC has determined it necessary to recommend the addition of thirty five (35) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Flood Control Department is recommending the addition of three (3) Conditions of Approval. The Planning Department Landscaping Division is recommending the addition of nine (9) Conditions of Approval. The Planning Department Cultural Resources Division is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of seventeen (17) Conditions of Approval.

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

- | | | |
|----------------|----------------|----------------|
| 10.FLOOD RI.15 | 50.TRANS.2 | 80.PLANNING.32 |
| 10.PLANNING.21 | 50.TRANS.32 | 80.PLANNING.34 |
| 10.PLANNING.22 | 50.TRANS.33 | 90.PLANNING.16 |
| 10.PLANNING.23 | 50.TRANS.34 | 90.PLANNING.17 |
| 10.PLANNING.24 | 50.TRANS.35 | 90.PLANNING.18 |
| 10.TRANS.12 | 50.TRANS.36 | 90.PLANNING.20 |
| 10.TRANS.13 | 50.TRANS.37 | 90.TRANS.7 |
| 10.TRANS.14 | 60.FLOOD RI. 9 | 90.TRANS.8 |
| 10.TRANS.15 | 60.PLANNING.31 | 90.TRANS.9 |
| 50.FLOOD RI.11 | 60.PLANNING.34 | 90.TRANS.10 |
| 50.PLANNING.39 | 60.TRANS.1 | 90.TRANS.11 |
| 50.PLANNING.40 | 80.PLANNING.31 | |

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

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

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

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

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

Thank you,

Catherine D. Morales

Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 15 MAP EOT WQMP REQUIREMENTS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

PLANNING DEPARTMENT

10.PLANNING. 21 SP -LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

This condition is being added as part of extension request number ONE.

10.PLANNING. 22 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

10.PLANNING. 23 GEN - IF HUMAN REMAINS EOT1 RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 24 GEN - INADVERTANT ARCHAEO EOT1 RECOMMND

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

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

10. GENERAL CONDITIONS

10.PLANNING. 24 GEN - INADVERTANT ARCHAEO EOT1 (cont.) RECOMMND

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

TRANS DEPARTMENT

10.TRANS. 12 MAP - COUNTY WEB SITE (EOT1) RECOMMND

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

10.TRANS. 13 MAP-TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

10. GENERAL CONDITIONS

10.TRANS. 13 MAP-TUMF CREDIT AGMT (EOT1) (cont.) RECOMMND

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 14 MAP -CREDIT REIMBURSE/IMP EOT RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 15 MAP - COUNTY WEB SITE (EOT 1) RECOMMND

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

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 11 MAP EOT WQMP REQUIREMENTS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 39

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

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

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

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.

EOT1

50.PLANNING. 40

MAP- ECS NOTE ARCHAEOLOG EOT1

RECOMMND

he following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Reports no. PD-A-3166 and PD-A-3298 were prepared for this property and are on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 2 MAP - R & B B D RECOMMND

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E4 of the Menifee Valley Road and Bridge Benefit District. 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.

50.TRANS. 32 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 33 MAP - TRAFFIC SIGNALS 2 EOT1 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 34 MAP- UTILITY PLAN EOT1 RECOMMND

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

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

50. PRIOR TO MAP RECORDATION

50.TRANS. 34 MAP- UTILITY PLAN EOT1 (cont.) RECOMMND
purposes.

50.TRANS. 35 MAP-TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 36 MAP - CONSTRUCT RAMP (EOT1) RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 37 MAP - CONSTRUCT RAMP (EOT 1) RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 9 MAP EOT WQMP REQUIREMENTS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 31 GEN- CULTL RESOURCES PROF EOT1 RECOMMND

As a result of information contained in archaeological reports PD-A-3166 and 3298, monitoring for additional subsurface cultural deposits is required.

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31

GEN- CULTL RESOURCES PROF EOT1 (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 34

GEN- TRIBAL MONITORING EOT1

RECOMMND

As a result of information submitted to the County by the Pechanga Band of Luiseno Indians on January 31, 2011, demonstrating that the project and surrounding area are highly sensitive for subsurface cultural resources, it has been determined that a tribal monitor is appropriate during mass/rough grading, trenching, tree removals, and similar earth disturbances during construction.

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34

GEN- TRIBAL MONITORING EOT1 (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement to retain a monitor designated by the Pechanga Band of Luiseno Indians for the purposes of tribal consultation. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible for representing the tribe for consultation purposes only.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 GEN- TRIBAL MONITORING EOT1 (cont.) (cont.) RECOMMND

forty-five (45) days, if an agreement with the tribe has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

TRANS DEPARTMENT

60.TRANS. 1 MAP -CREDIT REIMBURSE/IMP EOT1 RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 31 MAP-FRONT YARD LANDSCAPING RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.

This condition is being added as part of the extension request number ONE.

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

EOT1

80.PLANNING. 34

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 34 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16 MAP - LC LNDSCP INSPCT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment 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 Planning Department shall clear this condition upon determination of compliance.
EOT1

90.PLANNING. 17 MAP - LC LNDSCP INSPCTN RQMNTS RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 MAP - LC LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.
EOT1

90.PLANNING. 18 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning 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 Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1

90.PLANNING. 20 GEN - CULT RESOURCES RPT EOT1 RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8 MAP - LANDSCAPING EOT1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 MAP - TRAFFIC SIGNAL 2 EOT1 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 10 MAP - UTILITY INSTALL (EOT1) RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 11 MAP - 80% COMPLETION (EOT1) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

MAP - 80% COMPLETION (EOT1) (cont.)

RECOMMND

completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

02/08/11
11:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - 80% COMPLETION (EOT1) (cont.) (cont.) RECOMMND

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 13, 2011

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806 - Applicant: Albert A. Webb Associates - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road. – 84.8 Acres - Zoning: Specific Plan (S-P 293) - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - **REQUEST: EXTENSION OF TIME TO SEPTEMBER 22, 2008 (SB1185 brings expiration date to 9/22/09 and AB333 brings the expiration date to 9/22/11)- FIRST EXTENSION.**

NOTE: This Extension of Time Request was originally scheduled on the February 7, 2008 LDC Comment Agenda. It is being transmitted again to ensure that Conditions of Approvals are up to date.

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **February 3, 2011 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Catherine Dimagiba, Planning Technician, at (951) 955-1681 email at cdimagib@rctlma.org/ **MAILSTOP# 1070.**

Received
OCT 09 2007

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Robert C. Johnson Planning Director

RECEIVED
OCT 04 2007
RIVERSIDE COUNTY
PLANNING DEPARTMENT
ADMINISTRATION

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tentative Tr. 30806 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 461-190-041, 047, 048, 049, 050

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 11/9/2004

Applicant's Name: Albert A. Webb Associates E-Mail: _____

Mailing Address: 3788 McCray Street
Riverside, CA 92506
Street
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Rancon Winchester Valley E-Mail: _____

Mailing Address: 41391 Kalmia Street, Suite 100
Murrieta, CA 92562
Street
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1018 (02/24/05)

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
(951) 600-6170 · Fax (951) 600-6145

APPLICATION FOR EXTENSION OF TIME

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Bruce DAVIS
PRINTED NAME OF APPLICANT

[Signature]
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.

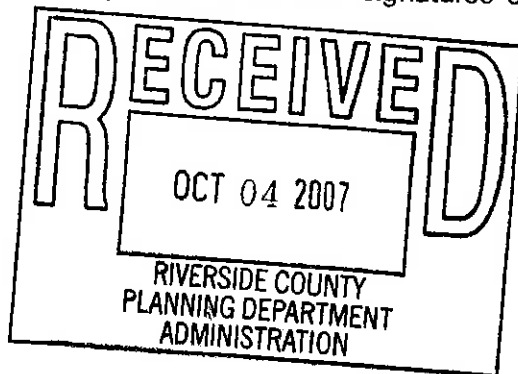
Rancon Winchester Valley, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

Daniell L. Stephenson Manager
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.



Agenda Item No.: 3.1
Area Plan: Southwest
Zoning District: Rancho California Area
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: July 16, 2014

GENERAL PLAN AMENDMENT NO. 903
CHANGE OF ZONE NO. 7818
EA No. 41706
Applicant: Milan Chakrabarty
Engineer/Representative: Jim Morrissey

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 903 proposes to amend the General Plan Foundation Component of the 3.5 acre subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio).

Change of Zone No. 7818 proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P).

The project is located in the Southwest Area Plan, more specifically it is northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd.

BACKGROUND:

The proposed General Plan Amendment was before the Planning Commission on October 28, 2009 and before the Board of Supervisors on December 1, 2009 as part of the General Plan Initiation process (GPIP). The project was initiated by the Board. Staff recommended initiation.

The project is requesting a Foundation Level change. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan. The subject site is located in the "French Valley" community within the Southwest Area Plan. The site is also located within the City of Murrieta's Sphere of Influence and also falls within the General Plan's Highway 79 Policy Area. The site abuts Winchester Road which has been defined under the General Plan's Circulation Element as an expressway with a right-of-way that ranges between 184' and 220'. Many of the lots found to the south, east and southeast of the subject site, that abut Winchester Road as well are currently within the Community Development Foundation Component. This proposal would continue the existing Community Development land use pattern along Winchester Road and would be consistent with the "Land Use Concept" for the "Southwest" area plan which focuses urban development near the incorporated cities of Murrieta and Temecula and also in French Valley.

POTENTIAL ISSUES OF CONCERN:

SB-18 Tribal Consultation

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Appropriate for Commercial Activity

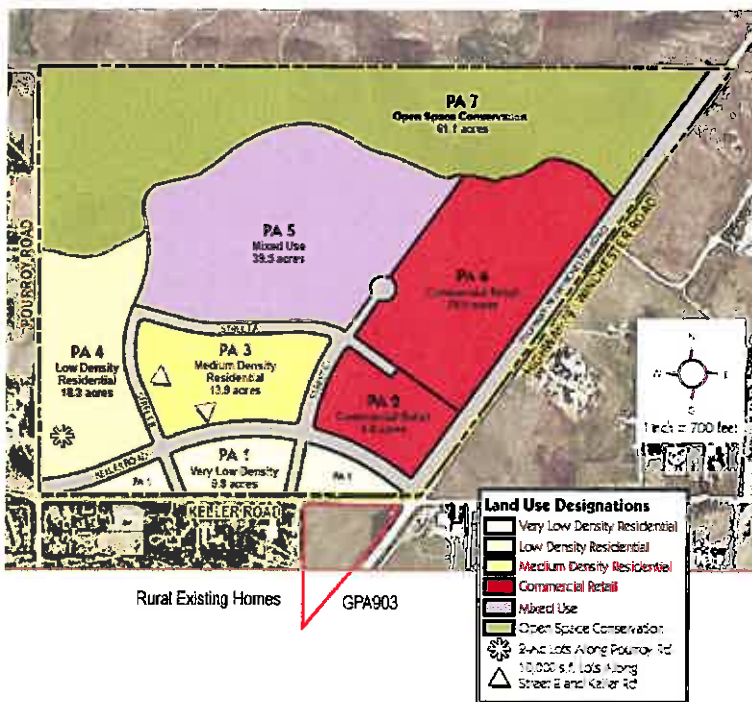
Because the site had such access challenges and based on the unique shape and configuration of the site (the site is a triangle) staff had concerns about the ability of the site to support an implementing

D.M.

commercial project. Staff requested that the applicant submit a project with the General Plan Amendment and Zone Change; however the applicant did not desire to plan the site at this time. In order to fully understand the capacity of the site to support a commercial venture, Staff worked with the applicant to create a number of mock commercial projects on the site in order to ascertain the ability of the site to physically accommodate parking requirements, access, fire circulation and other requirements. These mock projects were circulated to all departments during the LDC review of the General Plan Amendment and Change of Zone (see attached). The project will not be required to adhere to any of the mock designs submitted, they were only meant to illustrate the ability of the site to accommodate the propose use. Using these designs as a guide, all departments indicated support of the proposed change in Land Use.

Highway 79 Policy Area

The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply.



The Keller Crossing Specific Plan

SP380, now approved, lies north of the site. The Specific Plan contains 37.8 acres of Commercial retail along Winchester and 39.5 acres of mixed use inside the project. The Mixed use is intended to be either single family housing or a congregate care facility, not retail. Further, the project realigns Keller Road to meet Winchester Road at a 90 degree angle (it currently meets at a 45 degree angle). However, the Specific Plan accommodated access to the project site for GPA903. The access would require vehicles to pass in front of existing single family residences in a Rural General Plan land Use designation. There is only one point of access to the project site. Approval of the project would increase the traffic on the access road (now called Old Keller Road) past the existing Rural Residential property. This was studied in the CEQA document at a qualitative level as the CEQA

is done on a programmatic basis. Actual traffic volume would depend on the implementing project, any project specific CEQA analysis at this stage would be speculative. The property boarding the access to GPA903, within the Specific Plan is also rural; however, these properties areas are already intended to act as basins, not single family dwelling locations.

MSHCP Consistency

This project is located within Multi Species Habitat Conservation Plan Criteria Area Cell No. 5275. The project has completed a Habitat Acquisition and Negotiation Strategy Review (HANS No. 2015, see attached). No conservation was required.

Available Commercial Property

The site neighbors Rural Residential designations to the west of the site. A Commercial Retail designation exists just east of the subject site across Winchester Road in the Winchester 1800 Specific Plan (SP286). The majority of the commercial lots directly across Winchester Rd are vacant with the exception of a lot that sits at the corner of Winchester and Keller Road. A commercial center is also being proposed under Plot Plan No. 24054 (PP24054), to the south of the site at the southwest corner of Koon Street and Winchester Road (APN: 476-010-015). PP24054 is currently at the Board stage but has been waiting for a number of years based on funding. General Plan Amendment No. 1050 and Change of Zone No. 7709 are being processed concurrently with PP24054 and were both approved by the Planning Commission on September 30, 2009. A market study was not required, despite the ample amount of commercial property along Highway 79 because the project site is small, and is not considered a large change to the area.

General Plan Findings

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 930 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 7 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify a Foundation Component- Regular amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) And that the change would not create an internal inconsistency among the elements of the General Plan.
- b. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Consideration Analysis:

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

- A. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency.

The original 2003 General Plan identified the subject property and other lands to the north and west as Rural Residential. Land immediately to the east, on the easterly side of Winchester Road was designated Commercial Retail. In addition, land adjoining the Commercial area to the east was designated Very High Density Residential (14-20 du/ac), with additional Medium Density Residential (2-5 du/ac) surrounding both land use designations.

Since adoption of the original General Plan a number of significant land use changes have occurred. Land north of the subject property, as part of Specific Plan 380, has added 38 acres of commercial retail, 23.8 acres of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential development. SP 380 has also changed the alignment of Keller Road and established a roadway section with four (4) travel lanes within a 100-foot right of way.

Prior to the adoption of SP 380 the General Plan generally provided a separation of urban and rural land uses in the area along Winchester Road/Highway 79, with Commercial Retail, Very High Density Residential (14-20 du/ac), and Medium Density Residential (2-5 du/ac) to the east of Winchester Road/Highway 79 and Rural-Residential to the west. However, with the adoption of Specific Plan 380, substantial urban development is now provided for on the west side of Winchester Road/Highway 79, immediately adjacent to and north of the subject property. In addition, SP 380 represents the continued southerly expansion of the urbanized area originally established in the 2003 General Plan at the intersection of Scott Road/Highway 79 plan. Lastly, the subject property is immediately adjacent to Highway 79, a six (6) lane State Highway extending from Beaumont to Temecula.

The proposed change in land use for the subject property would continue the land use transition that has occurred in the area and reflect the planned level of activity established by the new land uses and roadway system, and is consistent with all other policies of the General Plan.

B. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

The new condition in the area has been outlined above. The approval of Specific Plan No. 380 has changed the land use patterns of the area. Additionally, Highway 79 has recently been widened which will result in increased traffic volume through the area. The rural residential density along the Highway no longer represents the highest and best use of the property based on the changes outlined above.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio).
2. Surrounding General Plan Land Use (Ex. #5): Within Specific Plan No. 380 to the north the uses are Commercial Retail (CR), Commercial Office (CO), Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use (MU), and Open Space Conservation (OS-C) as reflected on the Land Use Plan for SP 380, Rural Residential (R-R) to the south, and west and within Specific Plan No. 286 to the east the designation is Commercial Retail (CR) as reflected on the Land Use Plan for SP286.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the north, Rural Residential (RR) to the west and south, Specific Plan (SP) to the west.

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant and single family dwellings to the north, south, east and west. |
| 7. Project Data: | Total Acreage: 3.5 acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATION:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-04** recommending adoption of General Plan Amendment No. 925 to the Riverside County Board of Supervisors;

PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41706**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 903**, amending the Land Use Designation for the subject property from Rural- Rural Residential (RUR:RR) to Community Development-Commercial Retail (CD:CR) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7818**, amending the zoning classification for the subject property from Rural Residential (RR) to General Commercial (C-1/C-P) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) on the Southwest Area Plan, the proposed designation is Community Development: Commercial Retail (CD:CR).
2. The application was submitted during the permitted time period to request foundation changes in 2008.
3. The proposed commercial use is permitted in the Commercial Retail (CR) designation.
4. The adoption of SP380, the Keller Crossing Specific Plan, north of the subject property, has added 38 acres of commercial retail, 23.8 acres of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential development.

5. Based on the adoption of SP 380, the alignment of Keller Road has changed. The Road is now established with a roadway section with four (4) travel lanes within a 100-foot right of way.
6. Prior to the adoption of SP 380 the General Plan generally provided a separation of urban and rural land uses in the area along Winchester Road/Highway 79, with Commercial Retail, Very High Density Residential (14-20 du/ac), and Medium Density Residential (2-5 du/ac) to the east of Winchester Road/Highway 79 and Rural-Residential to the west. However, with the adoption of Specific Plan 380, substantial urban development is now provided for on the west side of Winchester Road/Highway 79, immediately adjacent to and north of the subject property.
7. SP 380 represents the continued southerly expansion of the urbanized area originally established in the 2003 General Plan at the intersection of Scott Road/Highway 79 plan.
8. The subject property is immediately adjacent to Highway 79, a six (6) lane State Highway extending from Beaumont to Temecula that has recently been widened to accommodate an increase in traffic.
9. The project site is surrounded by properties which are designated, within Specific Plan No. 380 to the north the uses are Commercial Retail (CR), Commercial Office (CO), Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use (MU), and Open Space Conservation (OS-C) as reflected on the Land Use Plan for SP 380, Rural Residential (R-R) to the south, and west and within Specific Plan No. 286 to the east the designation is Commercial Retail (CR) as reflected on the Land Use Plan for SP286.
10. The zoning for the subject site is Rural Residential (R-R).
11. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, Rural Residential (RR) to the west and south, Specific Plan (SP) to the west.
12. This project is located within a Multi Species Habitat Conservation Plan Criteria Area Cell 5275 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project has completed a Habitat Acquisition and Negotiation Strategy Review (HANS No. 2015, see attached). No conservation was required.
13. This project is within the City Sphere of Influence of the City of Murrieta.
14. Environmental Assessment No. 41706 identified that there were no potential impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed zoning classification of General Commercial (C-1/C-P) according to Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed change in land use for the subject property would continue the land use transition that has occurred in the area and reflect the planned level of activity established by the new land uses and roadway system, and is consistent with all other policies of the General Plan.
4. The proposed project is consistent with the provisions of the Administration Element of the 2003 General Plan.
5. The proposed project is consistent with the provisions of Ordinance No. 348 Section 2.1 and 2.5 relating to Foundation Component Amendments- Regular.
6. The proposed project is consistent with the vision of the General Plan for the area and the proposed change would not create an internal inconsistency among the elements of the General Plan.
7. The surrounding changes in Land Use and circulation that have occurred after the 2003 General Plan was adopted and with the changes in land uses near the site justify the proposed amendment.
8. The SB-18 Tribal Consultation request for consultation was completed.
9. The public's health, safety, and general welfare are protected through project design.
10. The proposed project is compatible with the present and future logical development of the area.
11. The proposed project will not have a significant effect on the environment.
12. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on January 15, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$3435.67.
3. The project site is currently designated as Assessor's Parcel Number: 476-010-010.

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2014-004**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 July 16, 2014, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on July 16, 2014, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
24 Assessment No. 41706; and

25 **ADOPTION** of General Plan Amendment No. 930
26
27
28

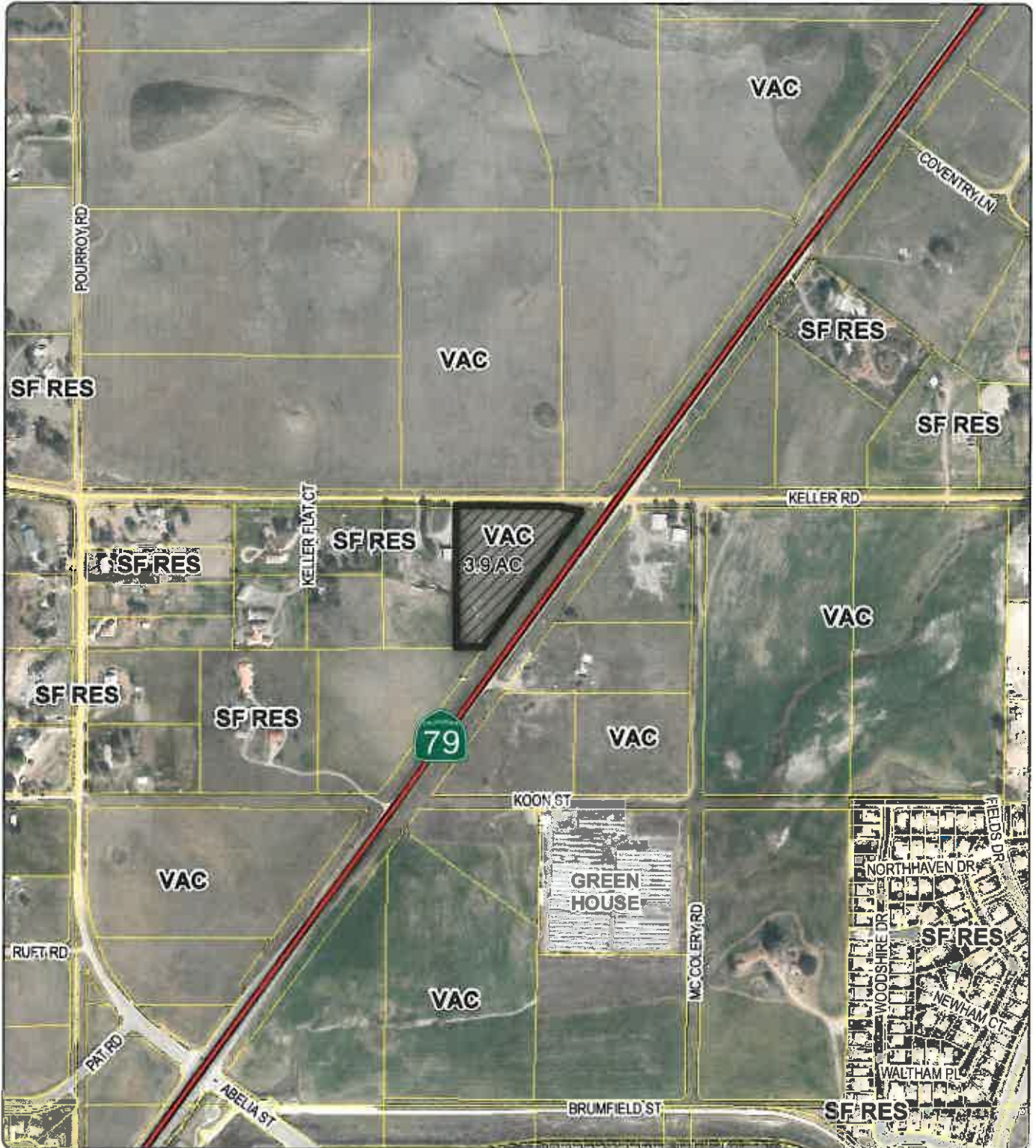
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07818 GPA00903

LAND USE

Supervisor Stone
District 3

Date Drawn: 03/19/2014
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 959 G1
Edition 2009



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 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) 950-8200 (Western County), or in Indio at (760) 869-8277 (Eastern County) or website at <http://www.5mte.co.riverside.ca.us/index.html>

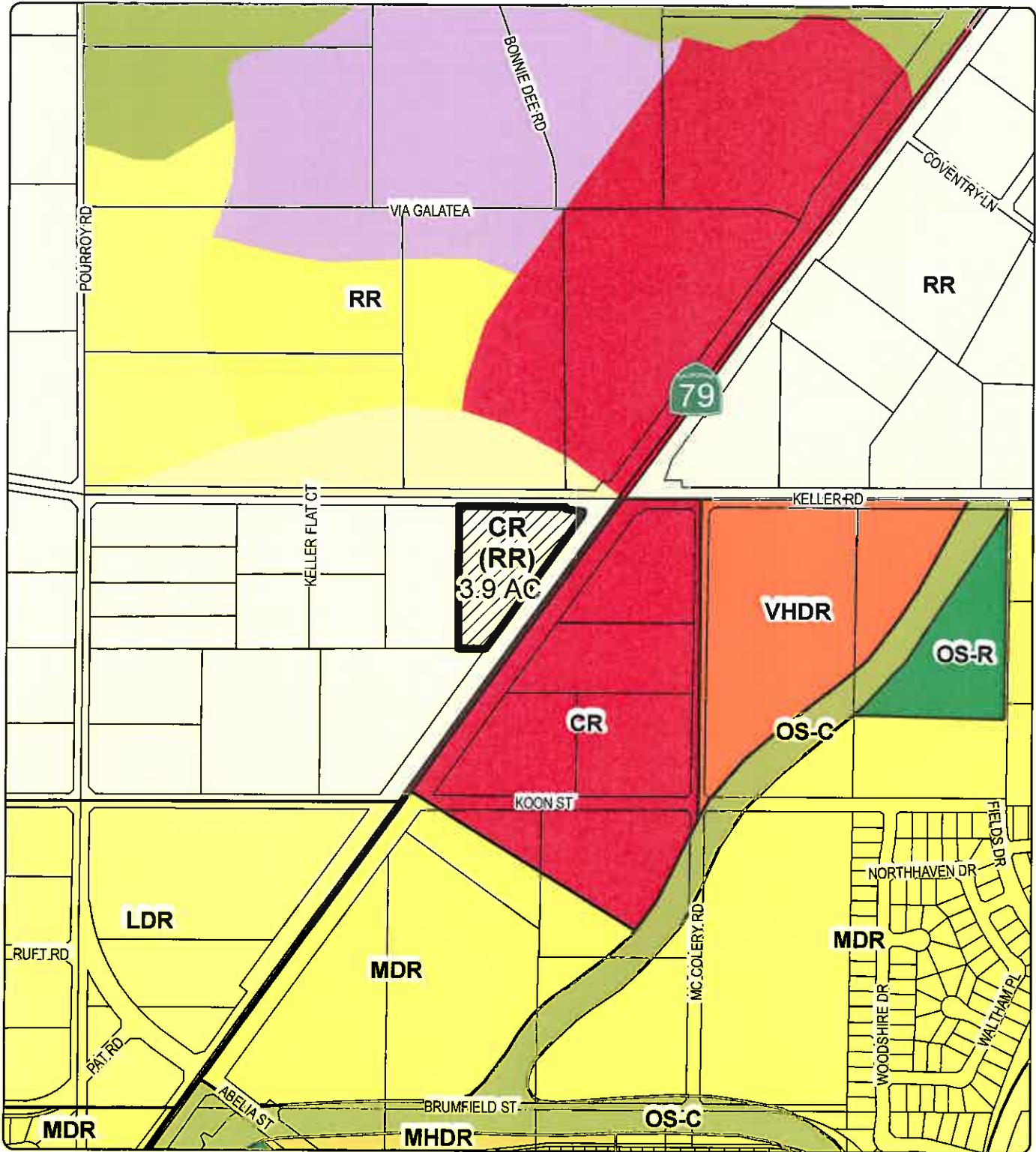
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07818 GPA00903

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 03/19/2014
Exhibit 6



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 28

Assessors Bk. Pg. 476-010
Thomas Bros. Pg. 899 E3
Edition 2011



0 300 600 1,200 1,800



Feet

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 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

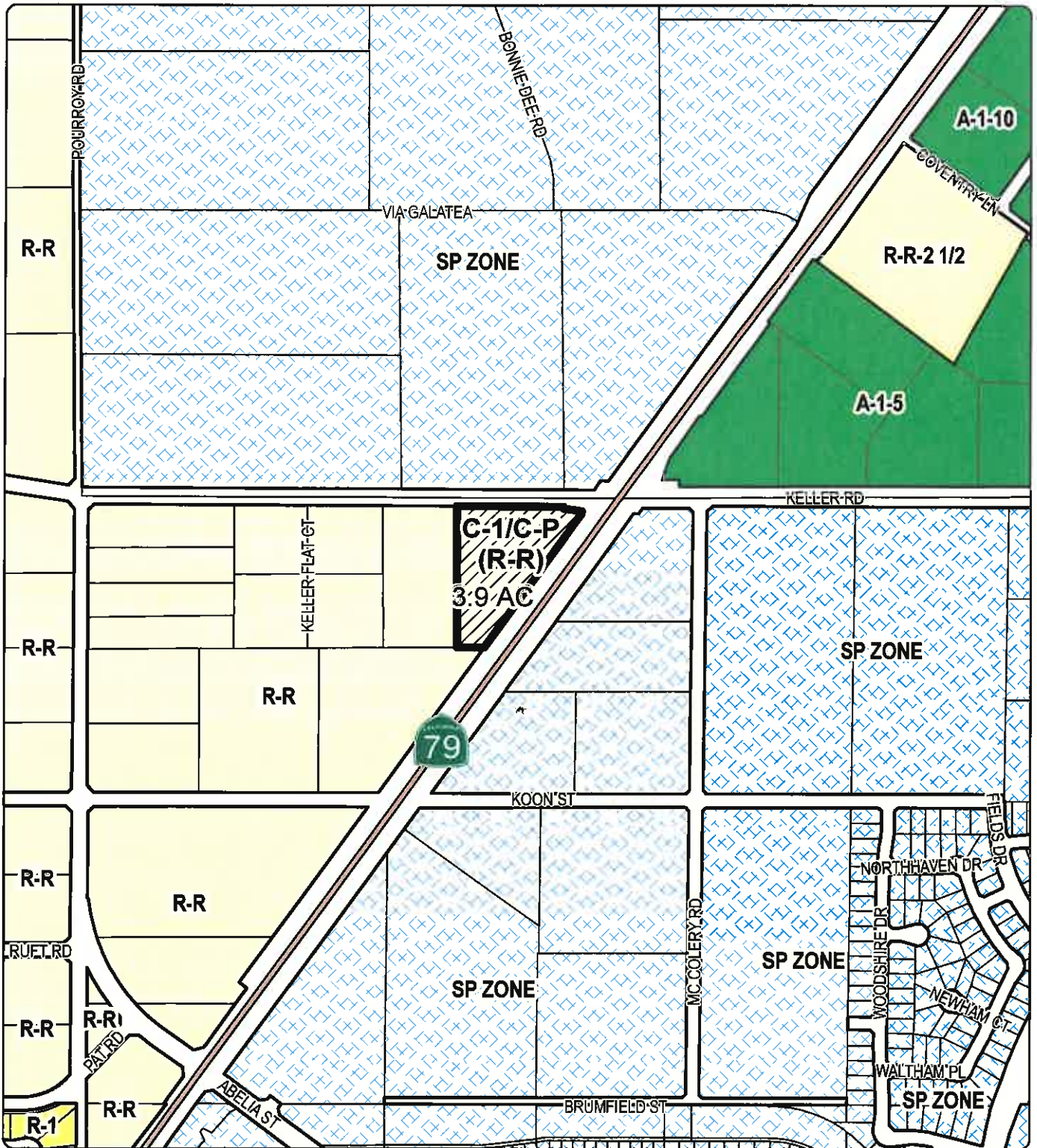
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07818 GPA00903

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 03/19/2014
Exhibit 3



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 28

Assessors Bk. Pg. 476-010
Thomas Bros. Pg. 899 E3
Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07818 GPA00903
VICINITY/POLICY AREAS

Date Drawn: 03/19/2014
 Vicinity Map

Supervisor Stone
 District 3

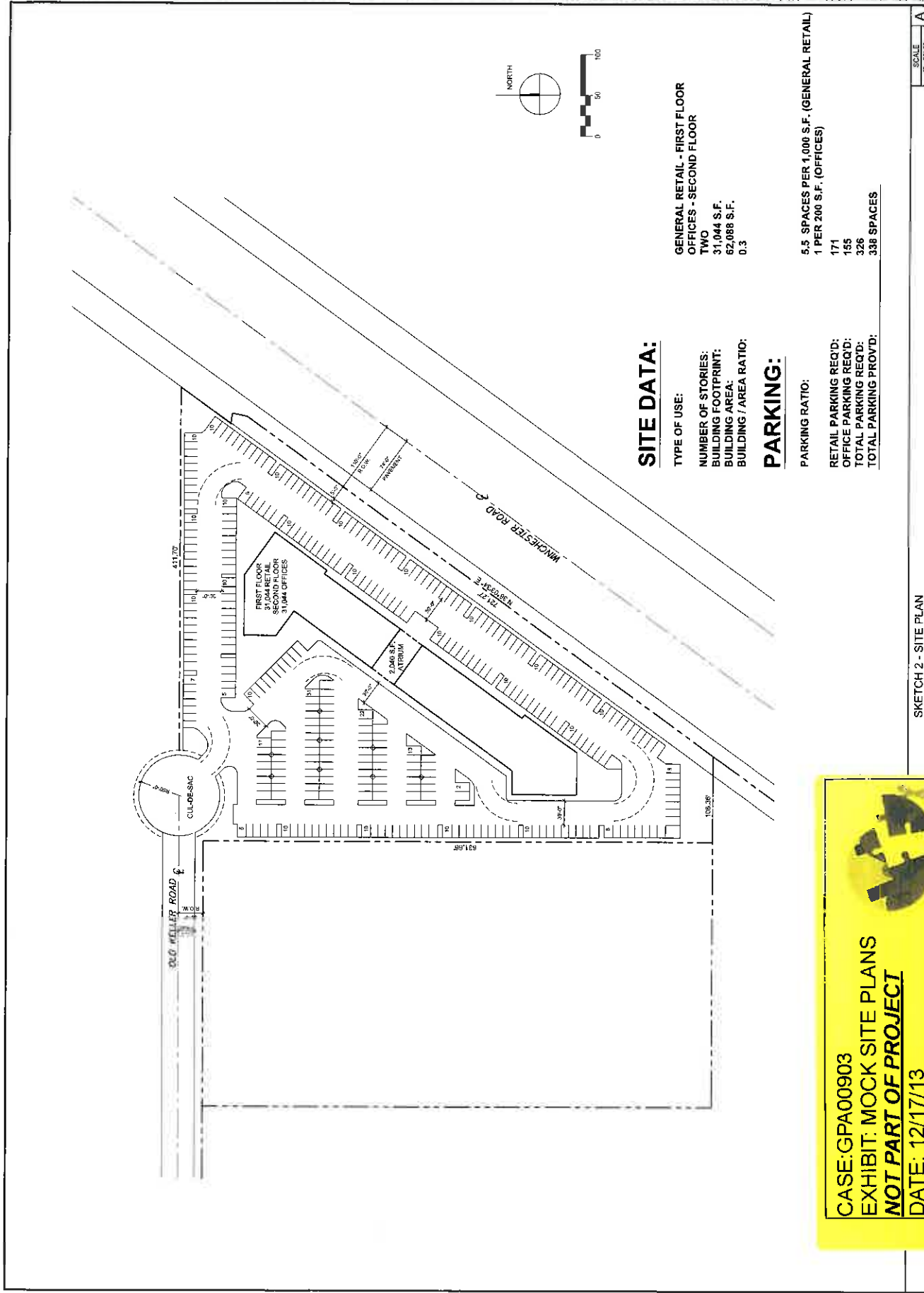


Assessors Bk. Pg. 476-010
 Thomas Bros. Pg. 899 E3
 Edition 2011

Zoning Area: Rancho California
 Township/Range: T6SR2W
 Section: 28



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SITE DATA:

TYPE OF USE:
 GENERAL RETAIL - FIRST FLOOR
 OFFICES - SECOND FLOOR

NUMBER OF STORIES:
 TWO

BUILDING FOOTPRINT:
 31,044 S.F.

BUILDING AREA:
 62,088 S.F.

BUILDING / AREA RATIO:
 0.3

PARKING:

PARKING RATIO:
 5.5 SPACES PER 1,000 S.F. (GENERAL RETAIL)
 1 PER 200 S.F. (OFFICES)

RETAIL PARKING REQ'D:
 171

OFFICE PARKING REQ'D:
 155

TOTAL PARKING REQ'D:
 326

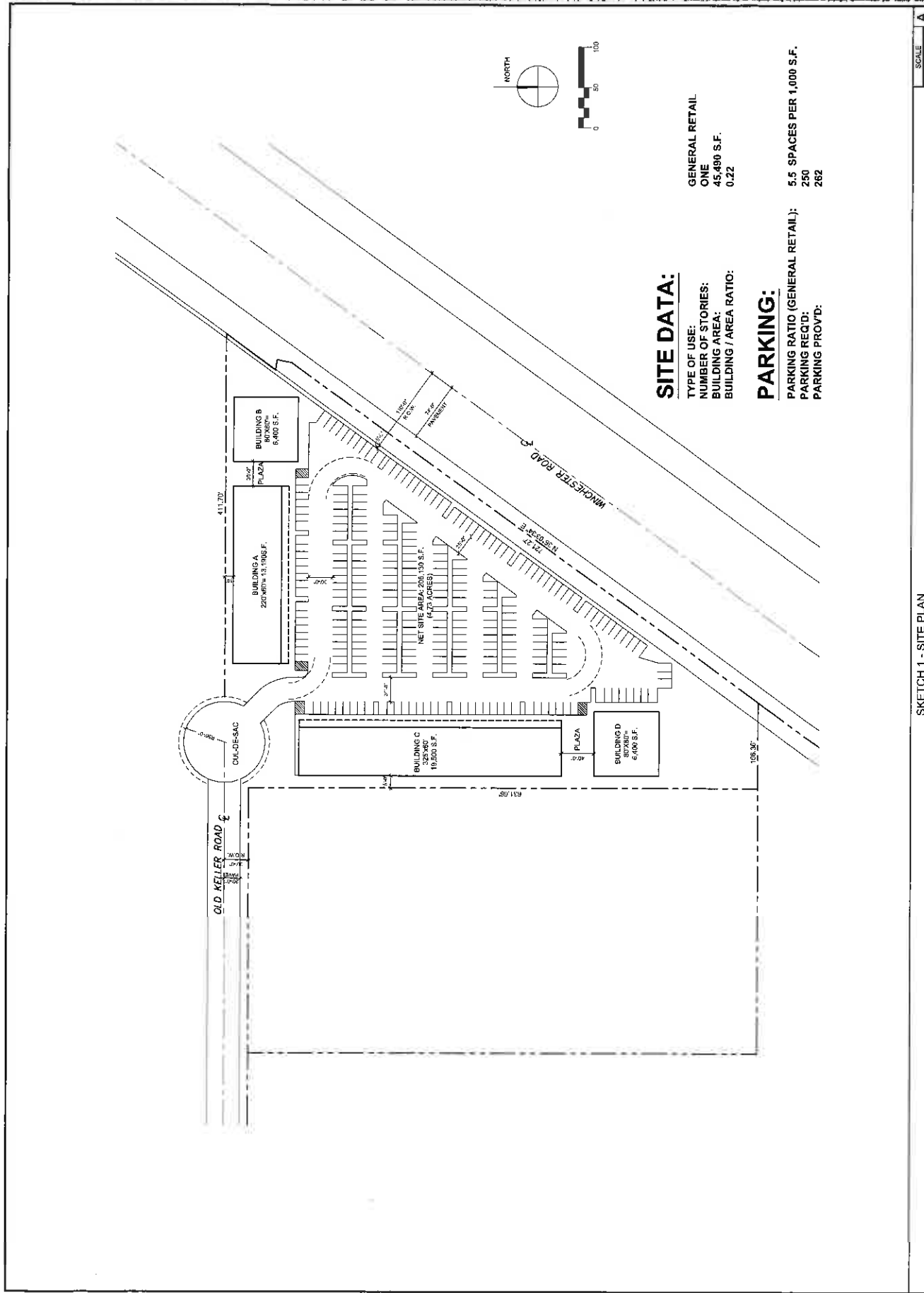
TOTAL PARKING PROVID'D:
 338 SPACES

CASE: GPA00903
 EXHIBIT: MOCK SITE PLANS
NOT PART OF PROJECT
 DATE: 12/17/13
 PLANNER: M. STRAITE

SKETCH 2 - SITE PLAN

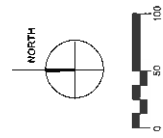
SCALE
 1"=50'

A

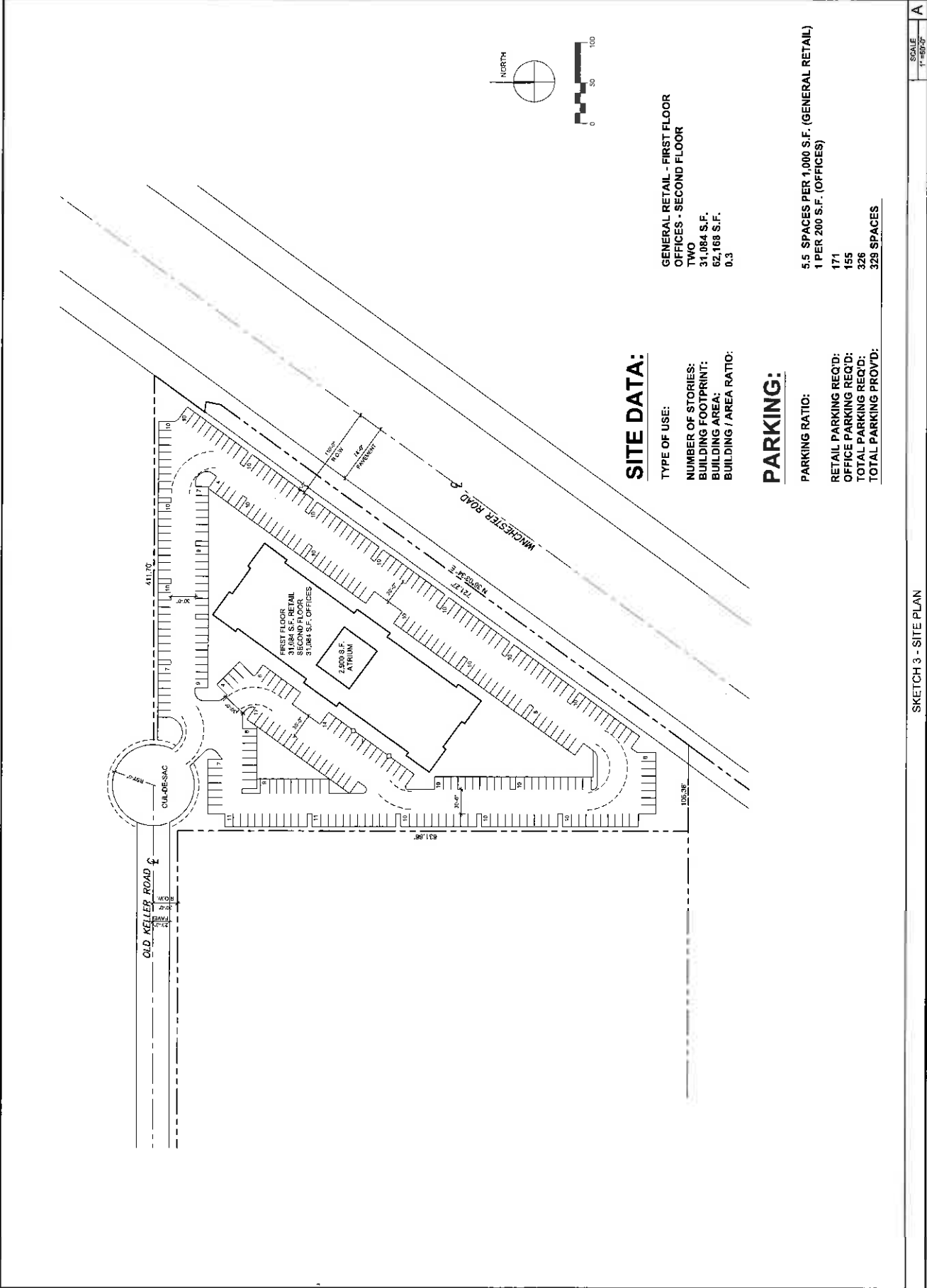


SITE DATA:
 TYPE OF USE: GENERAL RETAIL
 NUMBER OF STORIES: ONE
 BUILDING AREA: 45,400 S.F.
 BUILDING / AREA RATIO: 0.22

PARKING:
 PARKING RATIO (GENERAL RETAIL): 5.5 SPACES PER 1,000 S.F.
 PARKING REQ'D: 250
 PARKING PROVIDED: 262



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SITE DATA:

TYPE OF USE: GENERAL RETAIL - FIRST FLOOR
 OFFICES - SECOND FLOOR
 NUMBER OF STORIES: TWO
 BUILDING FOOTPRINT: 31,084 S.F.
 BUILDING AREA: 62,168 S.F.
 BUILDING / AREA RATIO: 0.3

PARKING:

PARKING RATIO: 5.5 SPACES PER 1,000 S.F. (GENERAL RETAIL)
 1 PER 200 S.F. (OFFICES)
 RETAIL PARKING REQ'D: 171
 OFFICE PARKING REQ'D: 155
 TOTAL PARKING REQ'D: 326
 TOTAL PARKING PROVIDED: 329 SPACES

SKETCH 3 - SITE PLAN

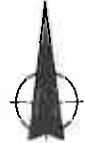
RANCHO CALIFORNIA AREA

SEC. 28 , T. 6S , R. 2W , S. B. M.

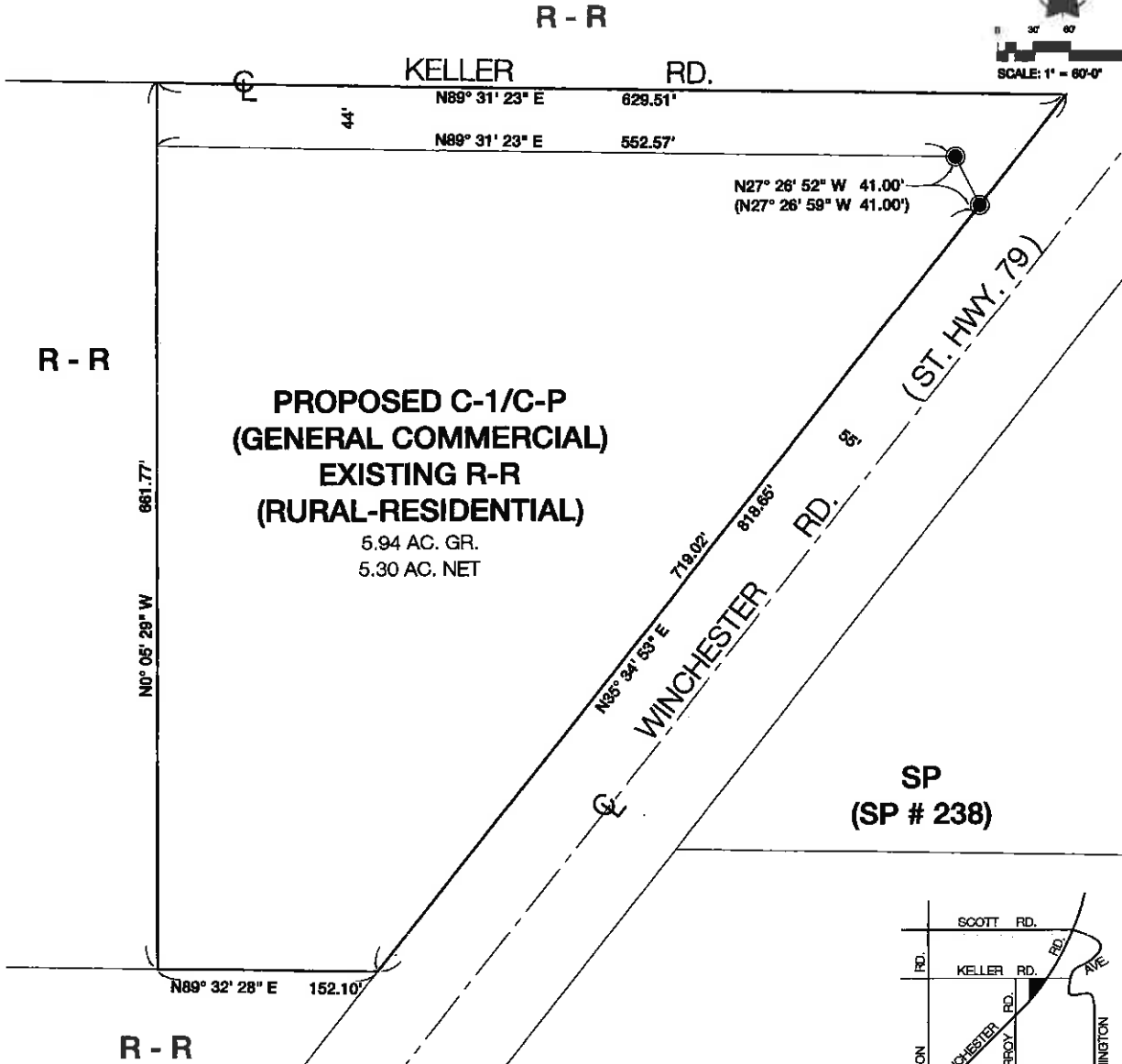
APPLICANT
 BEACH DESIGN INC
 DONALD L RICHART
 45138 E. FLORIDA AVE.
 HEMET, CA 92544
 (951) 927-8083

EXHIBIT PREPARER
 BEACH DESIGN INC
 DONALD L RICHART
 45138 E. FLORIDA AVE.
 HEMET, CA 92544
 (951) 927-8083

LAND OWNER
 ARNEDA ENTERPRISES, LTD.
 1003 W. FLORIDA AVE.
 HEMET, CA 92544
 (951) 652-2252



SCALE: 1" = 60'-0"



**PROPOSED C-1/C-P
 (GENERAL COMMERCIAL)
 EXISTING R-R
 (RURAL-RESIDENTIAL)**
 5.94 AC. GR.
 5.30 AC. NET

LEGAL DESCRIPTION

PARCEL 4 OF PARCEL MAP 13130 AS SHOWN BY MAP ON FILE IN BOOK 70, PAGE 63 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, STATE OF CALIFORNIA

UTILITY PURVEYORS

WATER - E.M.W.D.
 SEWER - E.M.W.D.
 ELECTRICAL - SO. CAL. EDISON
 GAS - SO. CAL. GAS CO.
 TELEPHONE - VERIZON
 CABLE TELEVISION - TIME WARNER

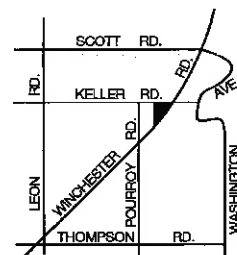
AREA CALCULATION

TOTAL LOT AREA = 5.30 AC. (241,468 SF)
 TOTAL EFFECTED AREA = 5.30 AC. (241,468 SF)

LEGEND

SP ZONE	SPECIFIC PLAN (SP #286)
A - 1 - 5	WINCHESTER 1800
R - R	LIGHT AGRICULTURE 1 TO 5 ACRES LOT AREA
C - 1 / C - P	RURAL RESIDENTIAL
	GENERAL COMMERCIAL

MAP NO.
**AMEND GENERAL PLAN FROM
 RURAL RESIDENTIAL TO
 GENERAL COMMERCIAL**
MAP NO., ORDINANCE NO.
 GENERAL PLAN AMENDMENT CASE NO.
 ADOPTED BY ORDINANCE NO.
 DATE PREPARED: JANUARY 8, 2008
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



VICINITY MAP

NOT TO SCALE
 THOMAS BROTHERS MAPS 2007 EDITION OF
 THE RIVERSIDE & ORANGE COUNTY
 PAGE 899, GRID E-3

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41706

Project Case Type (s) and Number(s): General Plan Amendment No. 903 and Change of Zone No. 7818

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite

Telephone Number: 951-955-8631

Applicant's/ Eng Name: Milan Chakrabarty

Applicant's/ Eng Address: 1003 East Florida Ave. Suite 101 Hemet CA 90343

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P).

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

C. Total Project Area: 3.5

Residential Acres: n/a

Lots: n/a

Units: n/a

Projected No. of Residents: n/a

Commercial Acres: 3.5

Lots: 1

Sq. Ft. of Bldg. Area: n/a

Est. No. of Employees: n/a

Industrial Acres: n/a

Lots: n/a

Sq. Ft. of Bldg. Area: n/a

Est. No. of Employees: n/a

D. Assessor's Parcel No(s): 476-010-060

E. Street References: Northwesternly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 28 North West, Township 6 South, Range 2 West

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the Highway 79 policy area provisions, and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise.
6. **Housing:** The project is consistent with the policies of the Housing.
7. **Air Quality:** The project is consistent with the policies of the Air Quality.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural: Rural Residential (R:RR)

E. Overlay(s), if any: N/A

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest to the north, south, east and west
2. **Foundation Component(s):** Community Development to the north (SP380) and the south-east, and Rural to the west.
3. **Land Use Designation(s):** Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east, Community Development: Commercial Retail (CD:CR) to the south-east.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Rural Residential (RR)

J. Proposed Zoning, if any: General Commercial (C-1/C-P).

K. Adjacent and Surrounding Zoning: Specific Plan (SP) to the north and south-east, and, Rural Residential (RR) to the west.

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have

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

Signature

5/15/14

Date

Matt Striate, project planner
Printed Name

For Juan C Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in the Southwest Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation and zoning for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and while the zoning on the property is Agricultural, the General Plan is not. As a result, the zoning was not inconsistent with the General Plan and the proposed change is not inconsistent with the County's vision for the area. There are no impacts.

c-d) The property surrounding the site is not agriculturally zoned. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create retail, thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

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

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

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

Findings of Fact:

a-g) This project is located within a Multi Species Habitat Conservation Plan Criteria Area Cell 5275 of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed project has been submitted to the Environmental Programs Department to process a Habitat Acquisitions and Negotiations Strategy (HANS No. 2015) application. The process has been completed and Conservation requirements are not been required. The project is therefore consistent with the requirements of the MSHCP at this stage. Additional ground studies will be required at a future stage to further determine consistency with the MSHCP at the construction stage. Further, this project does not provide the opportunity for physical disturbance of the property, therefore, there is no potential for take of sensitive species or conflict with adopted conservation plans, including but not limited to the

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

MSHCP. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to Biological Resources as well as any further potential conflicts with adopted conversation plans, including but not limited to the MSHCP.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, PDA04829

Findings of Fact:

a-b) Based on a site visit of the subject property, there are no historic sites on the property. Additionally, the cultural report did not identify any structures. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources

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

Source: On-site Inspection, Project Application Materials, PDA04829

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) A cultural report for the project site was submitted that analyzed the project site for cultural significance. The study determined that there were no recorded archeological sites on the property and the site was determined to be less than significant due to the lack of cultural deposits. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources

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

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

Findings of Fact:

a) According to the General Plan the project is in an area of low and undetermined paleontological sensitivity to the north east and for the remainder of the site (about 80% of the site) respectively. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the General Plan, there are portions to the south of the project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

Findings of Fact:

a) According to the General Plan, Figure S-7, the lower half of the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no impacts based on the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project does not present any other geological hazards or risks. Lake Skinner is located about 13,000 feet (2.5 miles) to the east of the project site. The project site is not located within a Dam Inundation zone for Lake Skinner. This indicates a low likelihood for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. 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 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. There are several single family structures near the site, all of which are on septic currently. The project proposes to increase the intensity of the property. Specific Plan No. 380 will eventually bring sewer to the site; however, the timing is unknown. Should an implementing project on the subject site build prior to the development of the SP to the north, the site may require septic. It is too speculative to study the specifics at this stage of development. All septic systems require separate permitting from the County Environmental Health Department, with full percolation testing. Such testing, should it be needed, will be performed at the implementation stage. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

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

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is not located within an Airport Influence area or compatibility zone and will not require review by ALUC or impact any airport operations in any way.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) The project is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) The project is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 5 acre minimum lot size. The parcel is currently substandard for the minimum lot size. However, property near the site, specifically to the north has experienced some

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increases in density over what was adopted with the 2003 General Plan. Based on the widening on Highway 79, which fronts the property, and the approval of the Specific Plan to the north, compounded with the fact that the lot was substandard in the first place, the subject site is no longer suitable for residential development. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

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

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

Findings of Fact:

a-e) The project includes a Change of Zone to assure the General Plan and zoning are consistent. Many projects around and near the project site have changed their General Plan and zoning designations since the 2003 General Plan, most recently a Specific Plan was approved adjacent to the project site on the east, the Keller Crossing Specific Plan, SP380. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is not located within an airport influence area. Therefore, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest Highway is Highway 79 about one half mile to the east of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

The project is not located near any other source of potential noise, therefore, there will be no significant impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) There are currently no residential structures on the subject site, so no displacement will occur. The proposed project will change the Land Use to commercial, thus potentially adding a demand for additional housing through the creation of jobs; however, the project site is small for a commercial property and is not capable of creating a large enough number of jobs to be significant. The impacts are less than significant.

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 public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Sheriff Services

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

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The project would not result in an increased need for schools. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

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

Findings of Fact:

The project would not result in an increased need for books and materials for libraries. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no trails or parks proposed or required near the site. Quimby fees are not required on commercial development. There is no CSA for this area and there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply. The details of the implementing will drive the consistency with any other circulation plans, the Land Use change, by itself, is consistent with the circulation plans.

b) With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes near project site are currently using septic systems, although the Specific Plan recently approved to the north of the subject site will be required to bring sewer to the area. Depending on the trimming of the implementing project, it could use either sewer or septic. Specific permitting is required prior to the use of any septic system. The proposed project might be required to connect to and construct a sewer system which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Monitoring: No monitoring is required

49. Energy Conservation

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

Source:

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 5/16/2014 3:12 PM
Revised EA41706 for GPA903.docx

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GD 00903 DATE SUBMITTED: 1/15/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: DONALD L. RICHART E-Mail: dlrichart@hotmail.com

Mailing Address: 1003 E. FLORIDA AVE.
HEMET CA. 92544
City State ZIP

Daytime Phone No: (951) 652-2252 Fax No: (951) 658-6476

Engineer/Representative's Name: DONALD L RICHART E-Mail: dl@beachdesigninc.com

Mailing Address: 45138 E. FLORIDA AVE.
HEMET CA. 92544
City State ZIP

Daytime Phone No: (951) 927-8083 Fax No: (951) 927-7094

Property Owner's Name: ARNEIDA ENTR LMTD. E-Mail: _____

Mailing Address: 1003 E. FLORIDA AVE.
HEMET CA. 92544
City State ZIP

Daytime Phone No: (951) 652-2252 Fax No: (951) 658-6476

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

4043 GA

APPLICATION FOR CHANGE OF ZONE

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.

X DONALD L. RICHART [Signature]
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.

X MILAN S CHAKRABARTY, M.D. [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

X Arun Chakrabarty [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-010

Section: 28 Township: 6S Range: 2W

Approximate Gross Acreage: 5.94

General location (nearby or cross streets): North of THOMPSON RD., South of SCOTT RD., East of POURROY RD., West of WINCHESTER RD.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR CHANGE OF ZONE

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.

X DONALD L. RICHART
PRINTED NAME OF APPLICANT

[Signature]
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.

X MILAN S CHAKRABARTY, M.D.
PRINTED NAME OF PROPERTY OWNER(S)

X [Signature]
SIGNATURE OF PROPERTY OWNER(S)

X Indraneel Chakrabarty
PRINTED NAME OF PROPERTY OWNER(S)

X [Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-010

Section: 23 Township: 63 Range: 2W

Approximate Gross Acreage: 5.94

General location (nearby or cross streets): North of THOMPSON RD. South of SCOTT RD. East of POURBOY RD. West of WINCHESTER RD.

Thomas Brothers map, edition year, page number, and coordinates: _____

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 9, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
3rd District Supervisor
3rd District Planning Commissioner
City of Temecula
Hemet Unified School Dist.
Menifee Union School Dist.

Perris High School Dist.
Eastern Municipal Water Dist.
CALTRANS Dist. # 8
Santa Ana RWQCB
Pechanga Band of Mission Indians

GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818 – EA41706 – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd. - REQUEST: The **General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The **Change of Zone** proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P). **NOTE: No project is proposed at this time, only the GPA and CZ. To assure the site can function as the proposed use, the applicant has included three mock site plans showing potential access, parking, setbacks, etc. These are NOT part of the proposed project, they are for illustration only. These were provided at the request of Planning. Please do not add any conditions based on the mock site plans.****

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comments Agenda on January 30, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

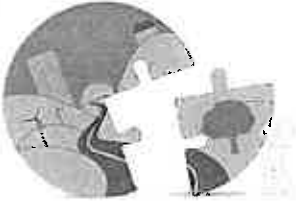
COMMENTS:

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

Carolyn Syms Luna
Director

October 9, 2012

Mr. Donald L. Richart
3059 Cambridge Avenue
Hemet, CA 92545

Dear Mr. Richart:

Re: JPR 10-07-26-01 Determination Letter – No Conservation
HANS No. 2015
Case No. PAR01274
Assessor's Parcel Number(s): 476-010-010

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Division of the Planning Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Michael Richard
Ecological Resources Specialist

MR:mb

xc: Karin Watts-Bazan, Deputy County Counsel
Gail Barton, Principal Planner
Brian Beck, RCA
Stephanie Standerfer, Dudek
Mr. & Mrs. Chakrabarty, Property Owner's

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RCA Joint Project Review (JPR)

JPR #: 10-07-26-01

Date: 8/09/10

Project Information

Permittee: Riverside County
 Case Information: HANS 2015
 Site Acreage: 5.3 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 18
 Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
476-010-010	SU5 – French Valley/Lower Sedco Hills	Independent	5275

Comments:

- a. Proposed Constrained Linkage 18 consists of an unnamed drainage located in the south-central region of the Plan Area. This Constrained Linkage connects Proposed Core 2 (Antelope Valley) to the west with Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension). Existing agricultural use constrains the Linkage, and planned land uses surrounding the Linkage are limited nearly entirely to community Development. The Linkage also has a relatively high proportion of land affected by edge (approximately 250 acres of the total 310 acres) and will also be subject to Edge Effects also due to the widening or extension of several facilities including Washington Street, Briggs Road, and SR-79. Despite these issues, the Linkage nonetheless provides Live-In and movement Habitat for species. This Linkage likely provides for movement of common mammals such as bobcat. An adequate wildlife underpass or overpass may need to be implemented to insure movement of species in this area and to reduce the chance of mortality from vehicle collision.

- b. The project site is primarily located in Cell 5275. Conservation within Cell 5275 will contribute to the assembly of Proposed Constrained Linkage 18. Conservation within Cell 5275 will focus on riparian scrub, woodland and forest habitat and adjacent agricultural land. Areas conserved within this Cell will be connected to riparian scrub, woodland and forest habitat and agricultural land proposed for conservation in Cell 5376 to the south and to agricultural land proposed for conservation in Cell 5279 to the east. Conservation within Cell 5275 will range from 10% to 20% of the Cell focusing in the southern portion of the Cell.



RCA Joint Project Review (JPR)

JPR #: 10-07-26-01

Date: 8/09/10

- c. The 5.3-acre parcel is a recently disked vacant lot. The project site is relatively flat with no trees or rock formations present, with elevations of 1416 to 1432 feet above mean sea level. An intermittent blue stream crosses the southern end of the parcel. Soils mapped in the site vicinity include Escondido fine sandy loam, Friant fine sandy loam, Garretson very fine sandy loam, Monserate sandy loam, and Vallecitos loam. Permeability for these five soils ranges from very slow to moderately rapid. Vegetation consists of a natural sage brush type. Adjacent land uses include rural residential development and horse property to the west, Keller Road to the north, Highway 79 to the east, and vacant land to the south. The owner proposes to build a public storage facility and medical office building that will occupy the entire site. Given that the project site is located in the northeast portion of Cell 5275, which is not the area contemplated for Conservation, the project would not conflict with Reserve Assembly.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There is a riverine area on the project site, but no reported riparian habitat. There are no vernal pools on the project site and soils are not suitable for fairy shrimp habitat.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located in a Criteria Area Special Survey Area (CASSA). The project site is located in an Additional Survey Area for Burrowing owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

No. The property is not located near future and existing Conservation Areas.

Comments:

- a. Section 6.1.2: The Habitat Assessment Report prepared by Joan R. Callahan, PhD. dated June 23, 2010 and the Permittee both indicated a small ditch mapped as an intermittent blue line stream crossing the southern portion of the site and flowing offsite to the southeast via a culvert under Winchester Road (Highway 79). No riparian habitat was observed to be associated with this drainage, therefore, no focused surveys were warranted for riparian bird species. The Permittee will ensure that flows through this drainage are maintained during the entitlement process, so that water flowing from this site is not interrupted. Soils onsite are generally too well drained to promote fairy shrimp habitat. The report also determined that one of the soils mapped in the site vicinity, Monserate sandy loam, has very slow



RCA Joint Project Review (JPR)

JPR #: 10-07-26-01

Date: 8/09/10

permeability due to a hardpan layer at a depth of about 10 to 36 inches. Soil with this type of subsurface layer is one of the prerequisites for the formation of vernal pools. However, the report stated since repeated deep disking has disturbed the soil profile and no basin is apparent, it is unlikely that vernal pools have been present in recent years. Based on the lack of riparian resources on site, and given that the water flowing from the site in the drainage feature will be maintained after project development, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.3.2: The project is located in an Additional Survey Area for Burrowing owl. There are records of burrowing owls in the Winchester area, but only where required habitat conditions are present. The project site has no cover objects or existing burrows, and it is surrounded by roads and developed areas. According to the Habitat Assessment Report dated June 23, 2010, "since the site is deeply disked or grubbed at least once or twice a year, any burrows would be destroyed in the process; therefore, the potential of the project site as a burrowing owl habitat is minimal". The Permittee indicates that the site does not support suitable habitat and therefore no focused surveys were conducted. Based on the information provided by Dr. Callahan, and the Permittee, the project demonstrates compliance with Section 6.3.2 of the MSHCP.

SNS/ST



RCA Joint Project Review (JPR)

JPR #: 10-07-26-01

Date: 8/09/10

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RECEIVED
MAR 13 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Board of Directors March 11, 2014

President

Philip E. Paule

Vice President

Randy A. Record

Joseph J. Kuebler, CPA
David J. Slawson
Ronald W. Sullivan

General Manager

Paul D. Jones II, P.E.

Treasurer

Joseph J. Kuebler, CPA

**Director of The
Metropolitan Water
District of So. Calif.**
Randy A. Record

**Board Secretary and
Assistant to the
General Manager**

Rosemarie V. Howard

Legal Counsel

Lemieux & O'Neill

Riverside Planning Department
P.O. Box 1409
Riverside, CA. 92502-1409

**Re: General Plan Amendment No. 903 and change of zone No. 7818 – EA41706
Northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd.**

Attn: Matt Straite

In order to receive water, sewer, or recycled water service(s) from Eastern Municipal Water District (EMWD), the following information will be helpful to the project proponent:

EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (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 requirements, i.e. approved POS
- 3- 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.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/20/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers C207818 / GPA00903 For

Company or Individual's Name Planning Department

Distance buffered 2000'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

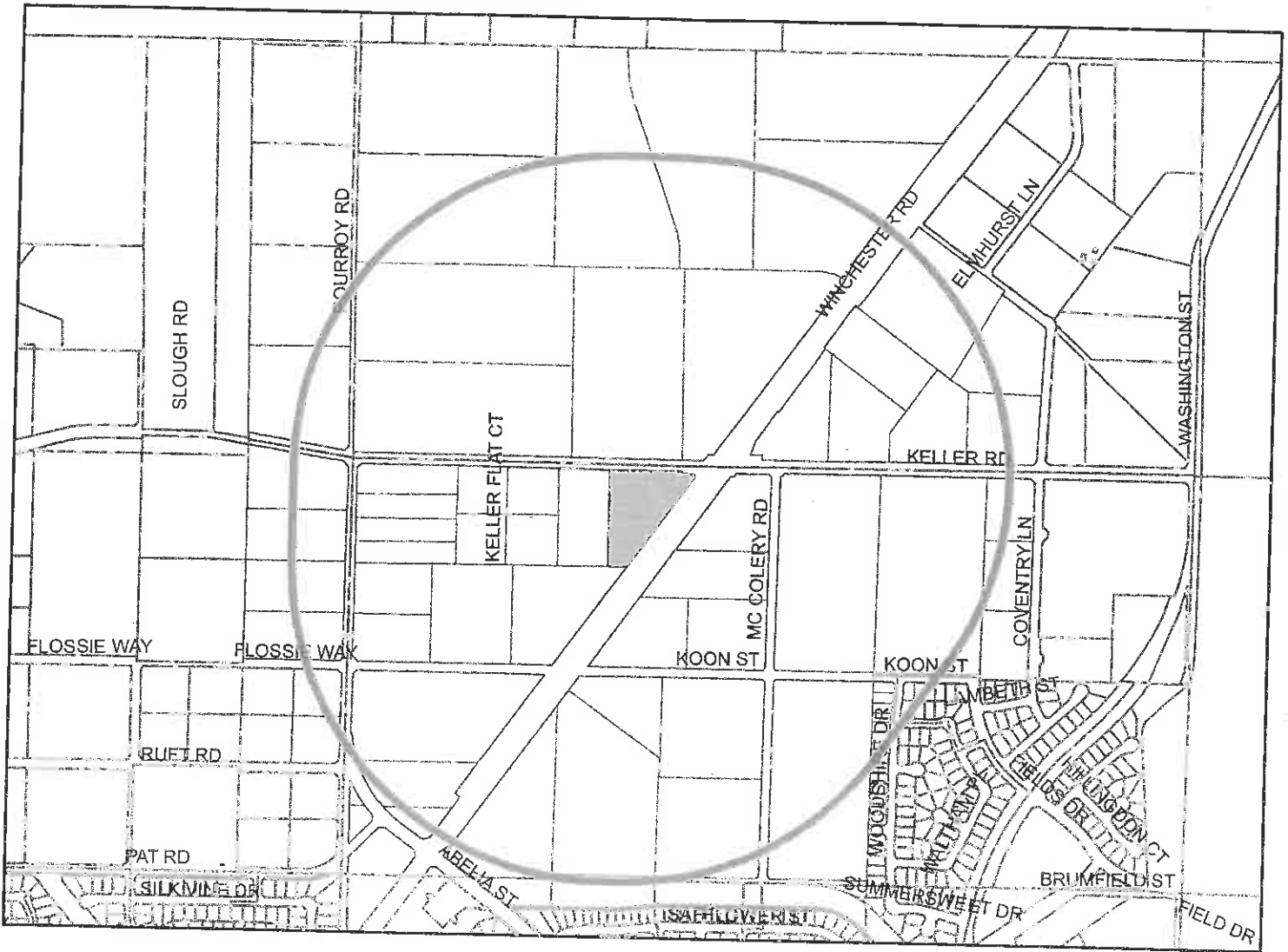
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

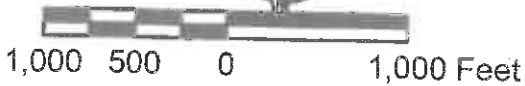
*Checked by
WMB
CSP 9/20/19*

GPA00903 (2000 feet buffer)



Selected Parcels

476-010-012	476-321-006	476-010-005	476-330-007	476-010-011	476-330-003	476-010-056	476-321-013	476-321-009	480-030-038
472-110-041	472-110-042	476-330-002	476-321-008	476-010-003	476-010-004	476-010-036	476-010-002	476-010-030	476-321-012
480-030-031	472-110-031	480-030-030	480-030-029	476-010-007	476-321-007	472-110-022	476-330-008	476-010-008	476-010-060
476-010-024	476-010-017	476-010-054	476-010-055	472-110-025	476-010-026	476-010-061	476-010-062	476-010-063	476-052-014
480-030-032	476-010-001	476-010-027	476-010-028	476-321-010	476-321-011	480-030-040	476-010-029	476-321-014	476-010-009
472-110-024	476-010-050	476-010-057	476-010-058	472-090-024	472-110-002	472-110-003	472-110-004	472-110-007	472-110-008
472-110-009	472-110-033	472-110-034	472-090-025	476-010-013	476-010-059	472-110-038	476-330-001	476-010-006	



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

ASMT: 472090024, APN: 472090024
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472110038, APN: 472110038
WIMBLEY COURT
C/O JEFFERY LEE
P O BOX 56432
SHERMAN OAKS CA 91403

ASMT: 472090025, APN: 472090025
VICTORIA HOUGH, ETAL
9135 GREGORY ST
CYPRESS CA 90630

ASMT: 472110042, APN: 472110042
GEORGIA COSTELLO
44421 N 12TH ST
NEW RIVER AZ 85087

ASMT: 472110022, APN: 472110022
MICHAEL ABUAN
33900 WINCHESTER RD NO B
WINCHESTER CA 92596

ASMT: 476010001, APN: 476010001
KELLY EGAN, ETAL
32025 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472110024, APN: 472110024
JACLYN CENOZ, ETAL
37300 POURROY RD
WINCHESTER CA 92596

ASMT: 476010002, APN: 476010002
AMY MCKAIG, ETAL
34044 POURROY RD
WINCHESTER, CA. 92596

ASMT: 472110025, APN: 472110025
PRIME II INV
23591 EL TORO RD STE 120
LAKE FOREST CA 92630

ASMT: 476010004, APN: 476010004
OFELIA ACOSTA, ETAL
34120 POURROY RD
WINCHESTER CA 92596

ASMT: 472110031, APN: 472110031
KARNEZIS FAMILY PROP II
C/O THEODORE KARNEZIS
6 GLADSTONE LN
LAGUNA NIGUEL CA 92677

ASMT: 476010005, APN: 476010005
DANA JAMES
38033 AGUSTA DR
MURRIETA CA 92563

ASMT: 472110034, APN: 472110034
DAVID HANNA, ETAL
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 476010006, APN: 476010006
MORGAN KIMBELL, ETAL
32187 KELLER RD
WINCHESTER, CA. 92596

ASMT: 476010007, APN: 476010007
 ANAHI ALVAREZ, ETAL
 34118 KELLER FLAT CT
 WINCHESTER, CA. 92596

ASMT: 476010029, APN: 476010029
 ANDREE SELLAND, ETAL
 32755 KELLER RD
 WINCHESTER, CA. 92596

ASMT: 476010008, APN: 476010008
 KIRK GURLING, ETAL
 36781 PEBLEY CT
 WINCHESTER CA 92596

ASMT: 476010030, APN: 476010030
 HEATHER TUCKER, ETAL
 32805 KELLER RD
 WINCHESTER, CA. 92596

ASMT: 476010009, APN: 476010009
 JANA RUSH, ETAL
 32265 KELLER RD
 WINCHESTER, CA. 92596

ASMT: 476010036, APN: 476010036
 HIGHPOINTE WASH ST
 20 ENTERPRISE STE 320
 ALISO VIEJO CA 92656

ASMT: 476010011, APN: 476010011
 SHERRIE MARTINEAU, ETAL
 34250 POURROY RD
 WINCHESTER, CA. 92596

ASMT: 476010055, APN: 476010055
 PINNACLE WINCHESTER
 C/O BARRY LALL
 8369 VICKERS ST NO 101
 SAN DIEGO CA 92111

ASMT: 476010012, APN: 476010012
 AESPERITA FLENOID
 34220 POURROY RD
 WINCHESTER, CA. 92596

ASMT: 476010058, APN: 476010058
 EVANTHIA RIGAS, ETAL
 30 POINT LOMA DR
 CORONA DEL MAR CA 92625

ASMT: 476010013, APN: 476010013
 WILLIAM LIESMAN
 34155 WINCHESTER RD
 WINCHESTER, CA. 92596

ASMT: 476010060, APN: 476010060
 MANJUSHREE CHAKRABARTY, ETAL
 1003 E FLORIDA AVE NO 101
 HEMET CA 92543

ASMT: 476010024, APN: 476010024
 MUI LAM
 32333 KOON ST
 WINCHESTER CA 92596

ASMT: 476010063, APN: 476010063
 RANCON SEVILLA 180
 41391 KALMIA ST STE 200
 MURRIETA CA 92562



ASMT: 476052014, APN: 476052014
WATER DIST, ETAL
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 476321013, APN: 476321013
DANICA RAMIREZ, ETAL
34255 WOODSHIRE DR
WINCHESTER, CA. 92596

ASMT: 476321006, APN: 476321006
LEANA DEROUIN, ETAL
34351 WOODSHIRE DR
WINCHESTER, CA. 92596

ASMT: 476321014, APN: 476321014
SIENNA II AVANTE II MAINTENANCE CORP
C/O BARBARA KOENIG
2900 ADAMS ST NO C25
RIVERSIDE CA 92504

ASMT: 476321007, APN: 476321007
MARY CABIAS, ETAL
34339 WOODSHIRE DR
WINCHESTER, CA. 92596

ASMT: 476330001, APN: 476330001
AMBER HORNSEY, ETAL
32661 KOON ST
WINCHESTER, CA. 92596

ASMT: 476321008, APN: 476321008
CASSANDRA GARCIA, ETAL
34327 WOODSHIRE DR
WINCHESTER, CA. 92596

ASMT: 476330002, APN: 476330002
LINDA WRIGHT, ETAL
32673 KOON ST
WINCHESTER, CA. 92596

ASMT: 476321009, APN: 476321009
TYHISHA HAVARD, ETAL
34315 WOODSHIRE DR
WINCHESTER, CA. 92596

ASMT: 476330003, APN: 476330003
AMPARO SALCEDO, ETAL
23591 MADISON AVE
MURRIETA CA 92562

ASMT: 476321011, APN: 476321011
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 476330007, APN: 476330007
DEBORAH SEYMOUR
34258 NORTHHAVEN DR
WINCHESTER, CA. 92596

ASMT: 476321012, APN: 476321012
JANESSA CROWE, ETAL
34267 WOODSHIRE DR
WINCHESTER, CA. 92596

ASMT: 476330008, APN: 476330008
MICHAEL BELIE
34266 NORTHHAVEN DR
WINCHESTER, CA. 92596

ASMT: 480030029, APN: 480030029
SHERYL ERAMO, ETAL
34125 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030030, APN: 480030030
KRISTA HUNDLEY
42389 WINCHESTER RD NO B
TEMECULA CA 92590

ASMT: 480030031, APN: 480030031
JOHN GEALTA
34185 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030032, APN: 480030032
MARY CARLSON, ETAL
34205 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030038, APN: 480030038
GARCIA EVELYN L TRUST
C/O SUSAN L RODE CLIFTON
7556 SULLIVAN PL
BUENA PARK CA 90621

ASMT: 480030040, APN: 480030040
SAINT THOMAS HERMIT COPTIC ORTHO
PO BOX 893313
TEMECULA CA 92589

5/15/2014 12:25:47 PM

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Menifee Union School District
30205 Menifee Rd.
Menifee, CA 92562

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

Perris Elementary School District
143 E. 1st St.
Perris, CA 92570-2113

ATTN: Emmanuelle Reynolds
Perris Union High School District
155 E. 4th St.
Perris, CA 92570-2124

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Dr. Chakrabarty
1003 E. Florida Ave.
Hemet CA 92543

Jim Morrissey
41738 Fulton Ave.
Hemet, CA 92544



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 903 (GPA903) and Change of Zone No. 7818

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

PROJECT DESCRIPTION, LOCATION, TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: May 13, 2014

Applicant/Project Sponsor: Milan Chakrabarty Date Submitted: January 15, 2008

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 Matt Straite at mstraite@rctlma.org.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\GPA00903\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41706 ZCFG05054

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA41706, GPA903, CZ7818

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Milan Chakrabarty

Project Applicant

1003 East Florida Ave Hemet CA 92543

Address

Northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd.

Project Location

General Plan Amendment No. 903 proposes to amend the General Plan Foundation Component of the 3.5 acre site subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). Change of Zone No. 7818 proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P).

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT adopted as part of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the 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

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA41706 ZCFG5054 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0800432

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CHAKRABARTY MILAN \$64.00
paid by: CK 688
paid towards: CFG05054 CALIF FISH & GAME: DOC FEE
CLAIFORNIA FISH & GAME FOR GPA903 CZ7818
at parcel #:
appl type: CFG3

By _____ Jan 15, 2008 11:43
MBRASWEL posting date Jan 15, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1403638

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CHAKRABARTY MILAN \$2,181.25
paid by: CK 5131
CLAIFORNIA FISH & GAME FOR GPA903 CZ7818
paid towards: CFG05054 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 09, 2014 15:41
MGARDNER posting date Apr 09, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

3.2

Agenda Item No.:
Area Plan: Riverside Extended Mountain
Zoning District: Idyllwild
Supervisorial District: Third/Third
Project Planner: Lisa Edwards
Planning Commission Hearing: July 16, 2014

CONDITIONAL USE PERMIT NO. 3689
EA No. 42539
Applicant: Brad and Jacqueline Rechtfertig
Engineer/Representative: Paul Stevens

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to establish a resort/hotel by adding four (4) additional bedrooms for a total of 9 guestrooms within the first floor area of an existing three-story Bed & Breakfast located on 1.31 acres. An existing attached caretaker's unit will continue to remain on the property and will not be part of the resort/hotel proposal. All modifications will be interior and do not propose to add any square footage to the structure. One accessible parking space will be provided within the existing parking area, for a total of 12 parking spaces reserved for resort/hotel guests.

The project is located northerly of Pinecrest Road, easterly of Jameson Road, westerly of North Circle Drive and southerly of Forest Knoll in the area of Idyllwild within the County of Riverside.

ADDITIONAL INFORMATION:

Plot Plan No. 24925 was previously approved on November 28, 2011 for a modification of an existing Bed & Breakfast to an "Inn" to allow a total of five (5) guest rooms.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2 to 5 DU/AC). |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2 to 5 DU/AC) to the north, west and south, Community Development: Commercial Retail (CD:CR) (0.2-0.35 Dwelling Unit Per Acre) to the east. |
| 3. Existing Zoning: | Village Tourist Residential (R-3-A) |
| 4. Surrounding Zoning: | One-Family Dwellings Mountain Resort (R-1-A 9,000) to the north, Village Tourist Residential (R-3-A) to the west and south, and Scenic Highway Commercial (C-P-S) to the east. |
| 5. Existing Land Use: | Bed & Breakfast with attached caretaker's unit |
| 6. Surrounding Land Use: | Commercial development to the east; Single-family residences to the north, west, and south. |
| 7. Project Data: | Total Acreage: 1.31 acres
Project Size: 1 st Floor Area - 2,907 square feet, 2 nd Floor Area - 2,930, 3 rd Floor Area- 2,700 |

MS

8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42539**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3689**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2 to 5 DU/AC) within the Village Tourist Policy Area which allows for resort/hotel development with caretaker's unit.
2. The proposed use is consistent with Medium Density Residential land use which allows for resort/hotel with caretaker's unit.
3. The proposed resort/hotel use is surrounded by Community Development: Medium Density Residential (CD:MDR) (2 to 5 DU/AC) to the north, west and south, Community Development: Commercial Retail (CD:CR) (0.2-0.35 Dwelling Unit Per Acre) to the east.
4. The Village Tourist Residential (R-3-A) zone permits primarily residential uses and some secondary commercial uses.
5. The proposed resort/hotel is consistent with the development standards set forth in the Village Tourist Residential (R-3-A) zone.
6. The proposed resort/hotel is consistent with the Village Tourist Policy Area.
7. The proposed resort/hotel use is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Village Tourist Residential (R-3-A) zone.
8. The proposed resort/hotel use (as identified in the Section 8.25.d.) is conditionally permitted in the Village Tourist Residential (R-3-A) zone based on County Ordinance No. 348.
9. The surrounding zoning is One-Family Dwellings Mountain Resort (R-1-A 9,000) to the north, Village Tourist Residential (R-3-A) to the west and south, and Scenic Highway Commercial (C-P-S) to the east.
10. The project site consists of a 5-bedroom three-story Inn adjacent to commercial development to the east and single-family residences to the north, west, and south.
11. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element since there is no new added square footage and the proposed use is a resort/hotel similar to existing multi-family housing.

12. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_x, CO, PM₁₀) threshold that was identified in the 2003 General Plan EIR. The proposed project will generate 13 peak hour (AM and PM) trips as identified in the ITE Trip Generation 9th Edition and does not exceed the 100 trip threshold for the peak hours.
13. All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
14. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
15. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
16. Environmental Assessment No. 42539 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the Village Tourist Residential (R-3-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project was evaluated in Environmental Assessment No. 42539 and found to have less than significant impact and General Plan in EIR No. 441 evaluated the residential density and use for this site.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of writing of this report, staff has not received any opposition, favor, or neutral comments from the public.

2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A Specific Plan;
 - c. An Agricultural Preserve;
 - d. A Subsidence Area;
 - e. A Flood Zone;
 - f. A Liquefaction area;
 - g. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
 - h. The Stephens Kangaroo Rat Fee Area;
 - i. A Fault Zone; or,
 - j. An Airport Influence Area.

3. The project site is located within:
 - a. A County Service Area No. 36 (Idyllwild);
 - b. A High Fire Area;
 - c. The DIF (Development Impact Fee Area Ord. 659) Remap; and,
 - d. The Boundaries of the Hemet Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers 563-100-010-2.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03689
VICINITY MAP

Supervisor Stone
 District 3



Feet 0 250 500 1,000
 1 inch = 500 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by ledwards on 5/20/2014

The County of Riverside assumes no liability of legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS users are advised to verify the accuracy of the information obtained for the most current information. Do not copy or reuse this map.



RIVERSIDE COUNTY PLANNING DEPARTMENT

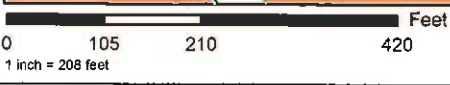
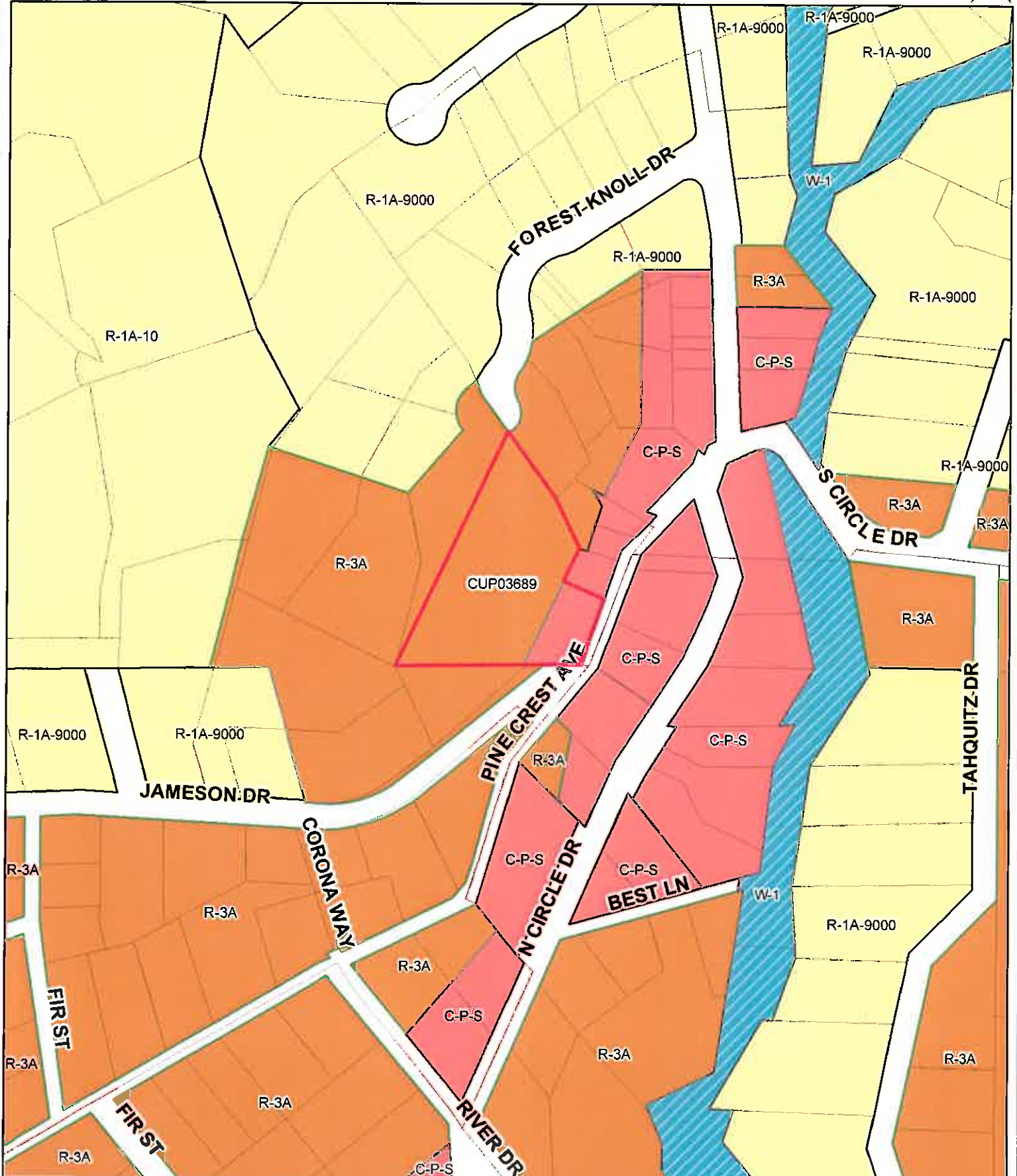
CUP03689

EXISTING ZONING

N



Supervisor Stone
District 1



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/29/2014

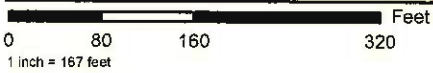
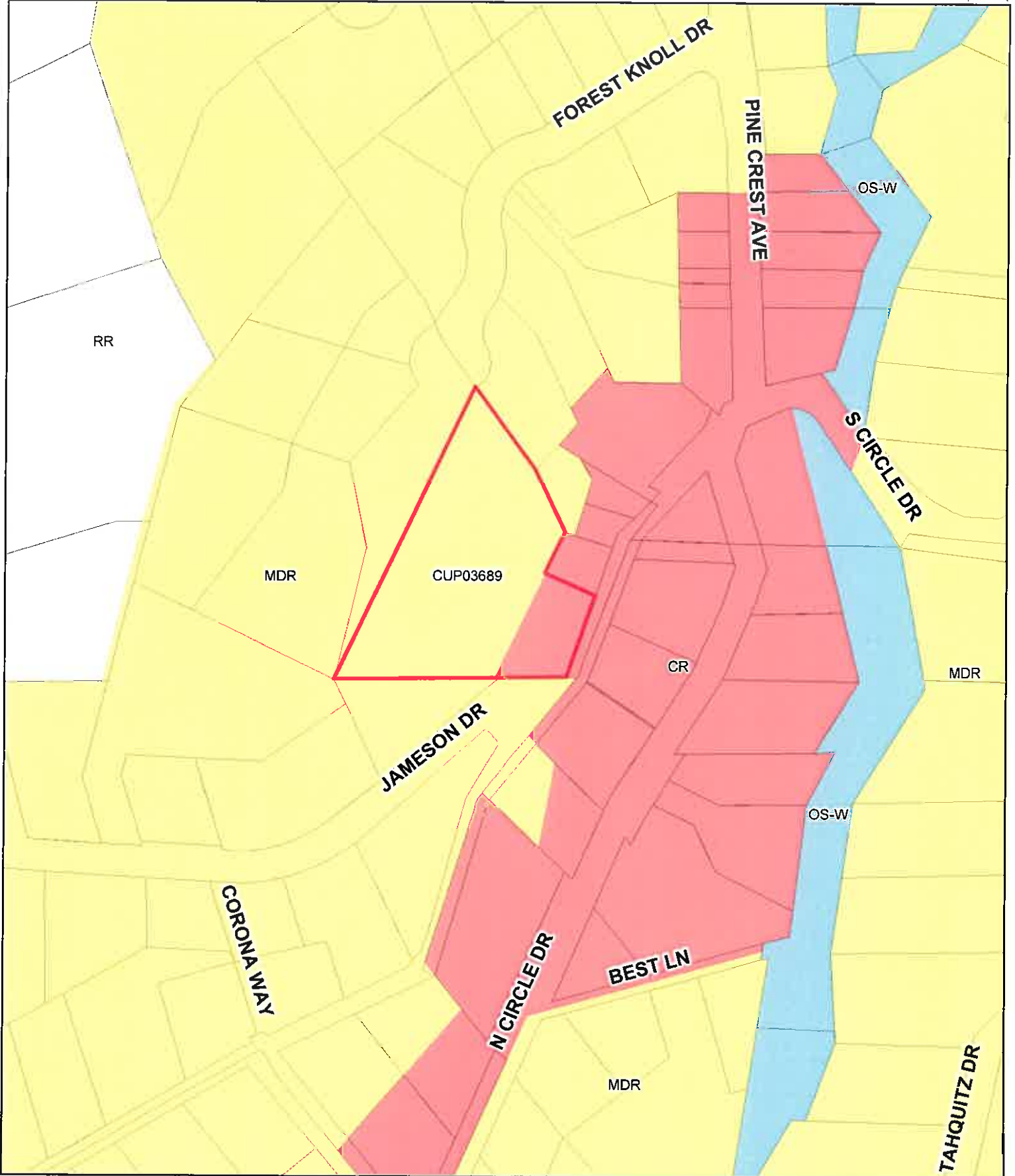
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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03689

EXISTING GENERAL PLAN

Supervisor Stone
District 3



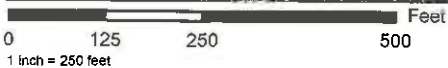
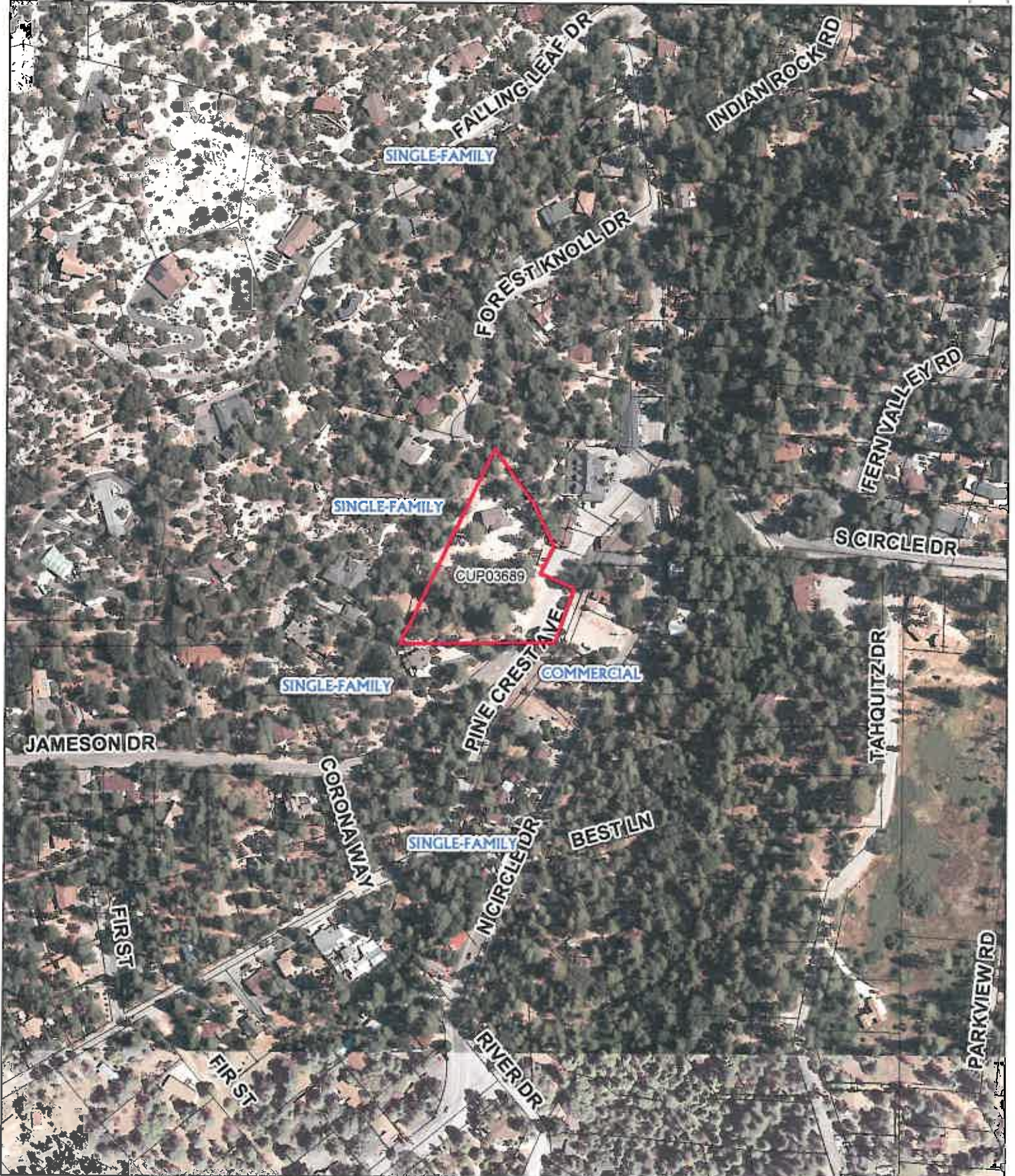
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Printed by mstrait on 5/29/2014



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Supervisor Stone
District 1



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/29/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Title: Rechtfertig Resort Hotel

PROJECT DATA:
Date: July 31, 2012

Applicant: Jacqueline and Brad Reichenberg
6626 Pinecrest Road
Cupertino, CA 95064
(951) 599-2393

Owner: Same as applicant

Prepared by: Same as applicant

Engineer: The Stewart Group
39745 Cardiff Avenue
Murrieta, CA 92562
(951) 877-4946

Project Description: Conditional Use Permit to change use classification from "Dwelling, bed and breakfast" (5 guestroom) to "Hotel (with restaurant) in project community under construction.

An addition is currently being built on the property classified as a "Dwelling, bed and breakfast" under PP 24625 and BAR 110071. Owners seek a C.U.P. to add 4 guestrooms and a restaurant to the existing structure and a C.U.P. is required for this zoning and use. (Article VIII, section 9.25 (d)(7))

Related codes:
RCA 24625
BAR 110071 (building permit)
BOR 110109 (grading permit)
VCMMP (Water Quality Mgmt. Plan, Traff)

Note: This project has been reviewed and coordinated with Planning and Building and Safety for the proposed C.U.P. ADU improvements for 9 rooms as the same for 5 rooms and have been built to accommodate 8 guestrooms. (water tanks i.e. first floor storage rooms) have been installed. The existing structure is a 2 story structure and is currently under construction. VCMMP is assigned to handle 5 guestrooms.

SITE DATA:
APN: 863-100-010
Address: 6450 Pinecrest Road, (off-hold)
Residence 1700 sqft. (existing, owner occupied)
Lot 7' x 200' 200 sqft. (under construction)
Total lot area: 134,200 sqft. (under construction)
Total building footprint: 4720 sqft.
Total paved area: 8600 sqft.
Total open space area: 28,778 sqft.

Utilities available:
Water: Fern Valley Water District
Electric: SoCal Edison
Gas: SoCal Edison
Sewer: SoCal Edison
School District: Hornet Unified School District

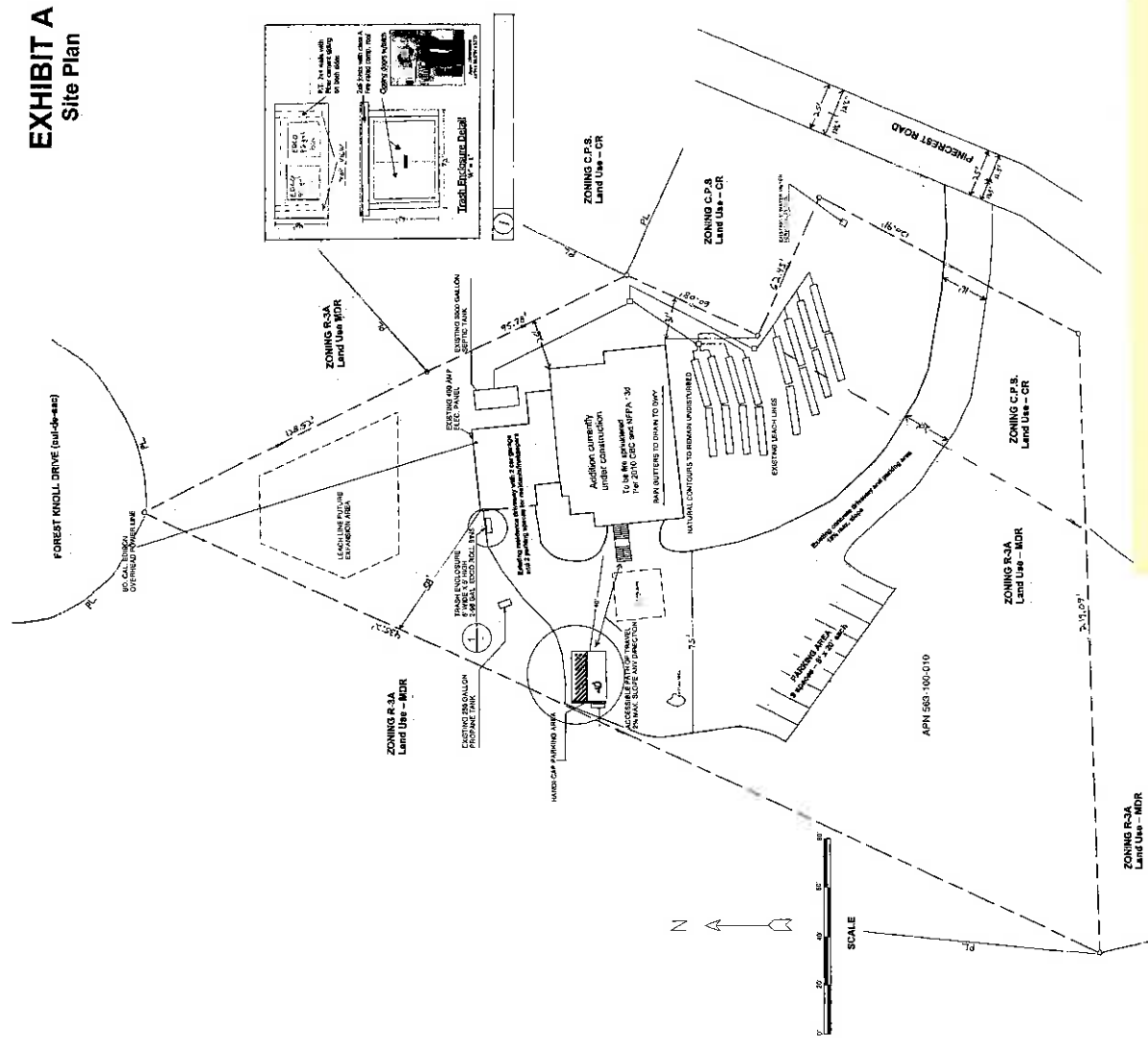
Notes:
1) Not within a Specific Plan
2) Not within a Hazard Zone
3) Not within a Flood Zone
4) Not within 1/4 mile of a fault
5) Lot potential no potential for liquor/beverage establishments

Exhibit Amendments:

Thomas Brother map 2010.84108
Legal Descriptions: see attached
Existing Land use: CR / MDR
Proposed Land use: CR / MDR

VICINITY MAP

**EXHIBIT A
Site Plan**



**CASE #: CUP03689
EXHIBIT: A
DATED: 3/21/13
PLANNER: H.P. KANG**



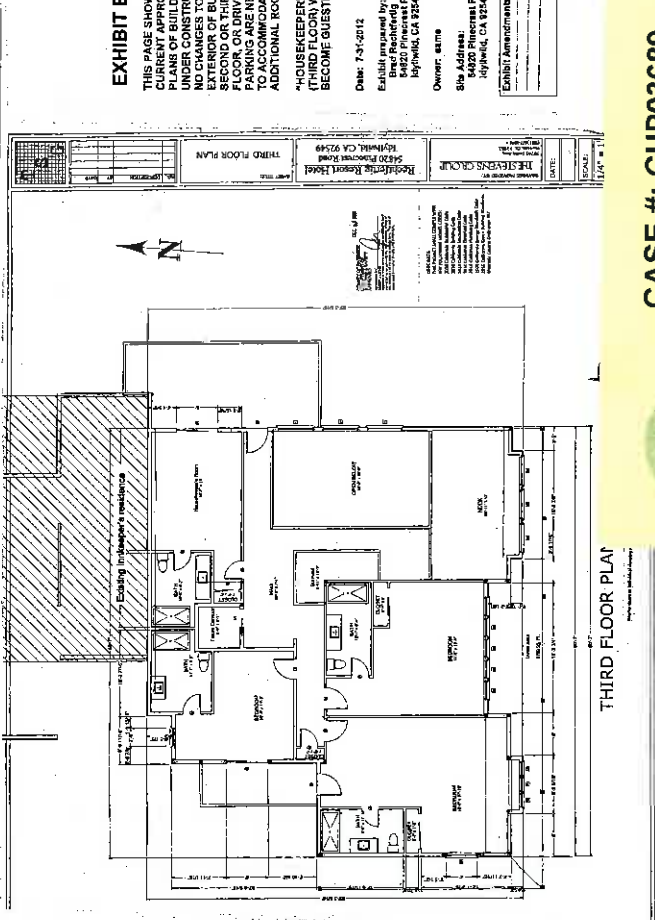
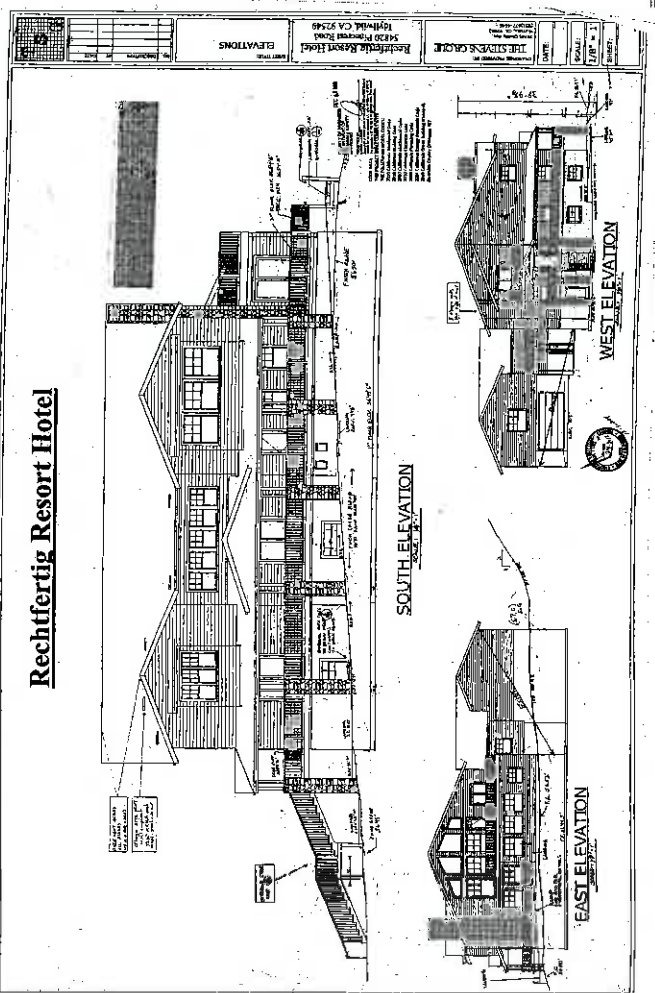
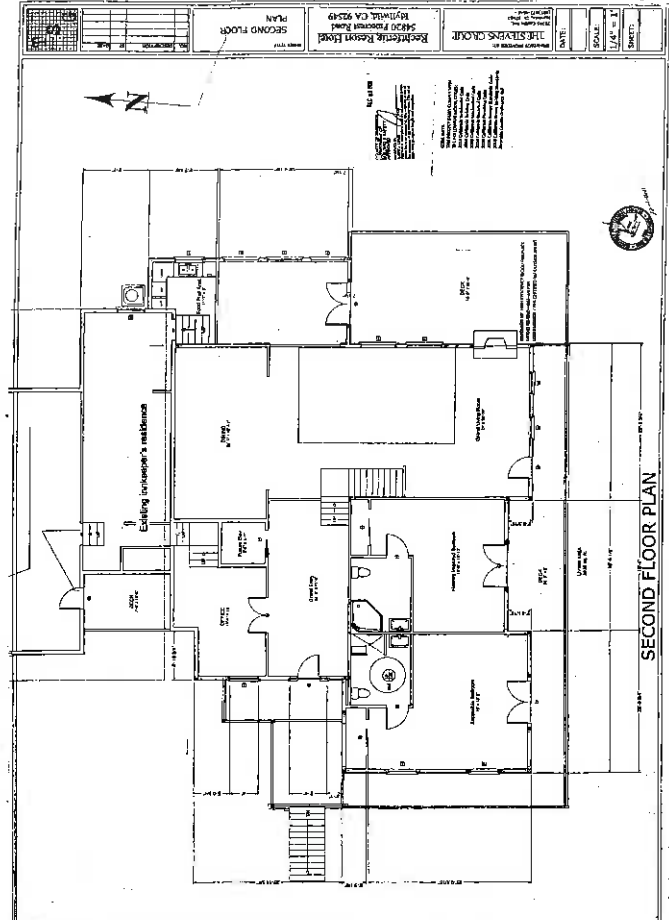
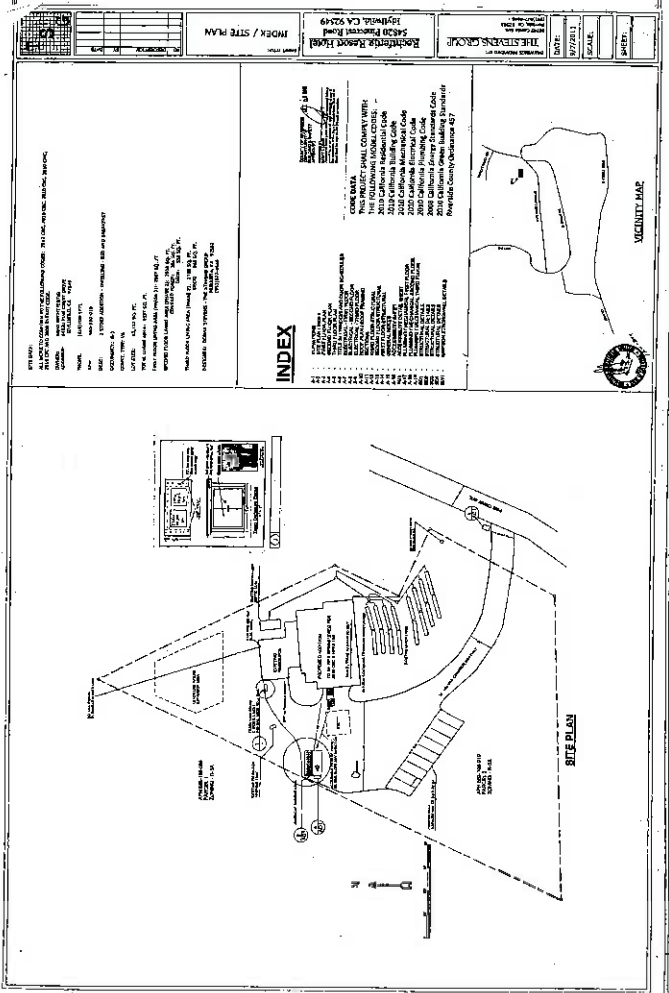


EXHIBIT B
THIS PAGE SHOWS CURRENT APPROVED PLANS OF BUILDING CONSTRUCTION. NO CHANGES TO EXTERIOR OF BUILDING, SECOND OR THIRD FLOOR OR DRIVEWAY/STAIRWELL ARE PERMITTED TO ACCOMMODATE ADDITIONAL ROOMS.
*HOURS RECEPTION ROOM THIRD FLOOR WILL BECOME GUEST ROOM 6

DATE: 1-31-2012

Prepared by:
H.P. Kang
8420 Pinacate Rd.
Irvine, CA 92618

Owner: acme

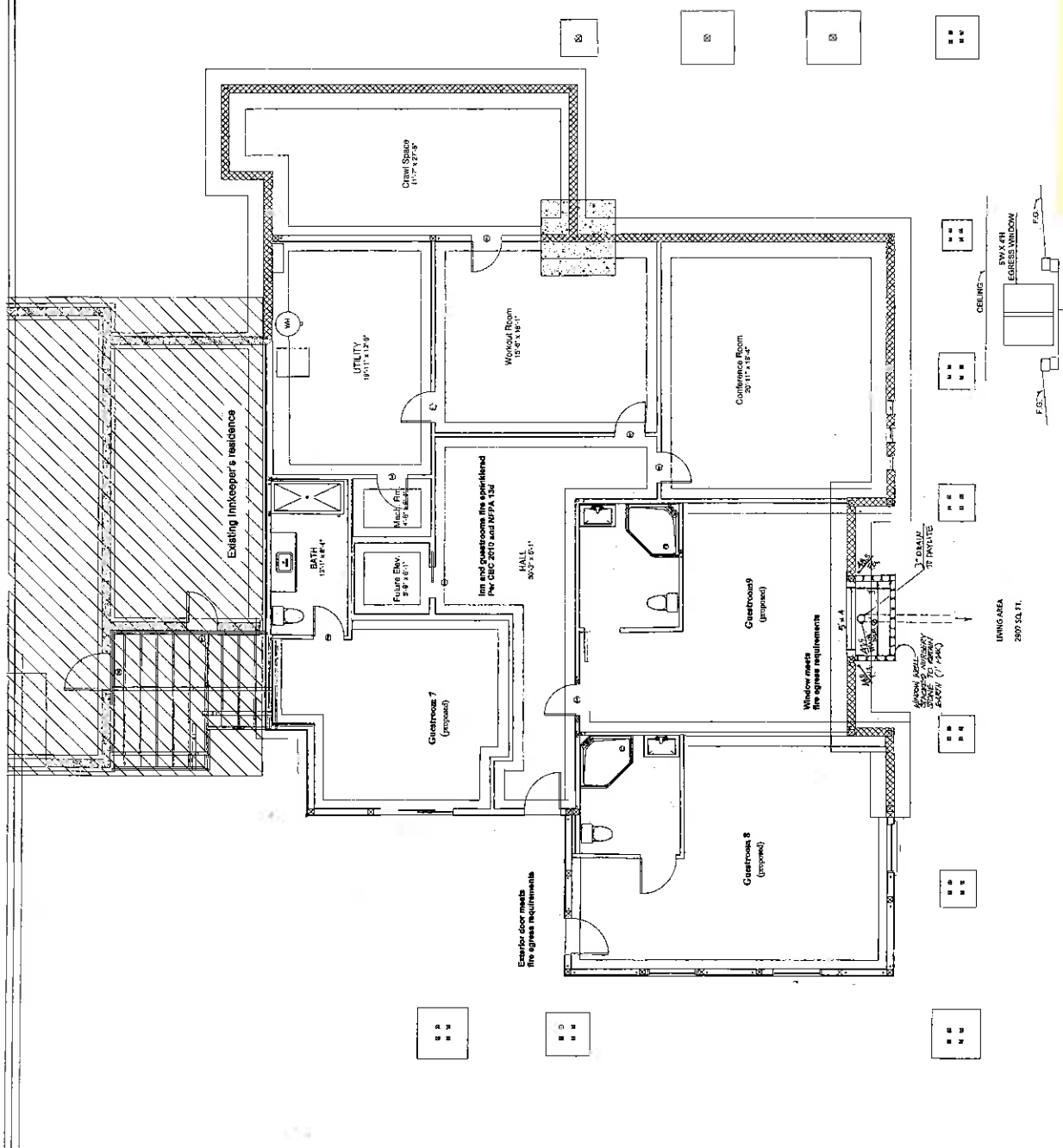
Site Address:
15000 S. CALIFORNIA RD.
CULVER CITY, CA 90230

EXHIBIT B APPROVED

CASE #: CUP03689
EXHIBIT: B
DATED: 3/21/13
PLANNER: H.P. KANG

EXHIBIT C
1st Floor plan (proposed)
 Date: July 31, 2011
 Exhibit prepared by: Brad Reinhardt
 1000 Phoenician Road
 Irvine, CA 92618
 (949) 271-4444
 Owner: name
 Drawing prepared by: The Stevens Group
 29745 Cascade Ave.
 Irvine, CA 92618
 (949) 271-4444
 Site Address: 6620 Phoenician Road
 Irvine, CA 92618
 Exhibit Amendments:

Note: Existing sump system is sized to handle additional guestroom.



CASE #: CUP03689
EXHIBIT: C
DATED: 3/21/13
PLANNER: H.P. KANG

EXHIBIT D

Landscaping Plan

(Also include panoramic photo locations)

PROJECT DATA:

Date: July 31, 2012
 Applicant: Jacqueline and Brad Reuther
 4820 Pincrest Road
 Lafayette, CA 94549
 (925) 438-3355
 Site Address:
 4820 Pincrest Rd.
 Lafayette, CA 94549

Owner: Same as applicant
 Prepared by: Scamline Design and Custom Homes Inc.
 License # 695282
 4800 Sycamore Ave.
 Lafayette, CA 94549

Vegetation Key:

- PT = Pine Tree (natural)
- MT = Maple Tree (natural)
- BT = Birch Tree (natural)
- CT = Cedar Tree (natural)
- VT = Vinec major (planted shrub)
- TM = Tuberous Rhizome (planted shrub)

Exhibit Arrangements:

P1-P7 = Panoramic Photo locations

Plant Schedule

Plant Name	Quantity	Notes
PT (Pine Tree)	10	Plant in open space
MT (Maple Tree)	5	Plant near residence
BT (Birch Tree)	3	Plant in driveway area
CT (Cedar Tree)	2	Plant in front yard
VT (Vinec major)	15	Plant along driveway
TM (Tuberous Rhizome)	20	Plant in open space

Planting Schedule

Plant Name	Planting Date	Notes
PT	August 15, 2012	Plant in open space
MT	August 15, 2012	Plant near residence
BT	August 15, 2012	Plant in driveway area
CT	August 15, 2012	Plant in front yard
VT	August 15, 2012	Plant along driveway
TM	August 15, 2012	Plant in open space

Planting Instructions

1. All plants should be planted in the specified locations and orientations.

2. Plants should be watered thoroughly after planting.

3. Plants should be mulched with a 2-inch layer of mulch.

4. Plants should be protected from frost and extreme heat.

5. Plants should be inspected regularly for pests and diseases.

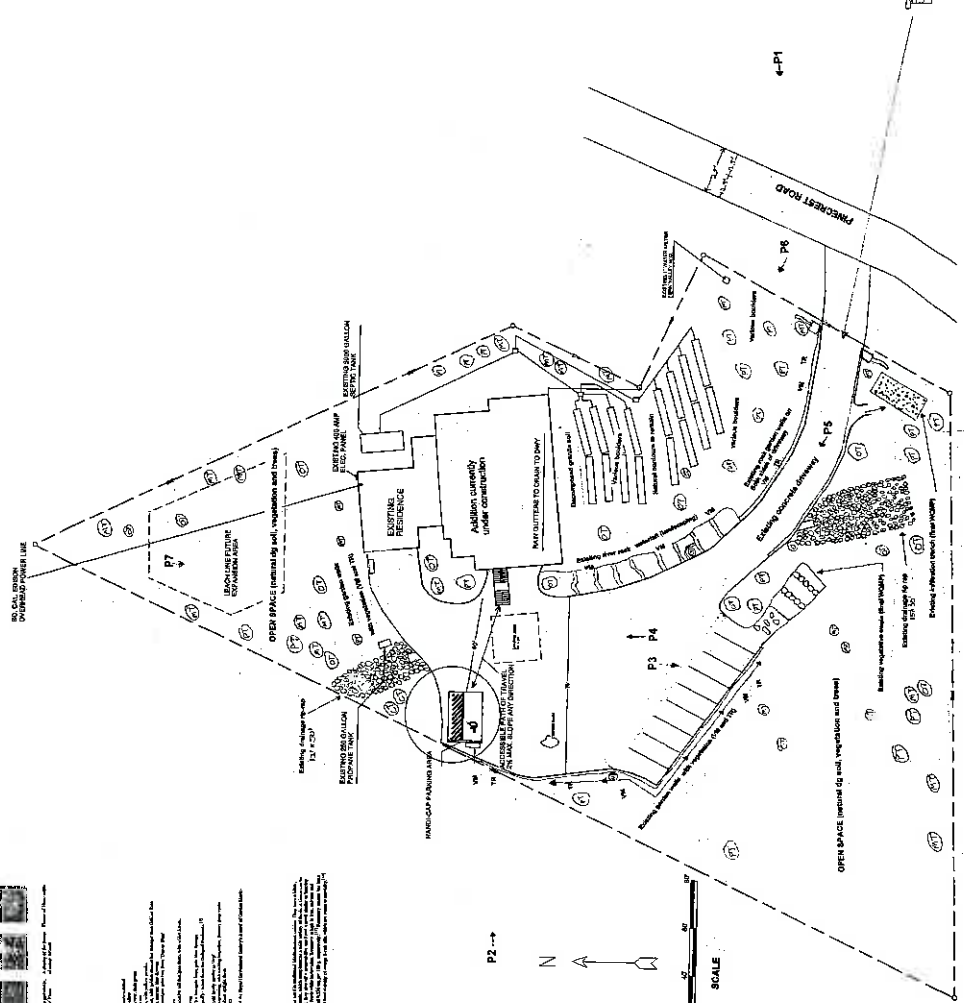
6. Plants should be pruned as needed to maintain their shape and health.

7. Plants should be fertilized as needed to promote healthy growth.

8. Plants should be watered regularly to keep them hydrated.

9. Plants should be protected from wind damage.

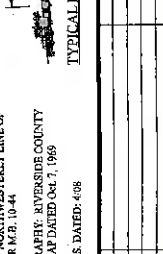
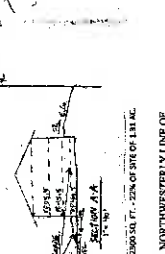
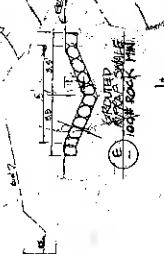
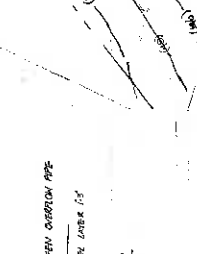
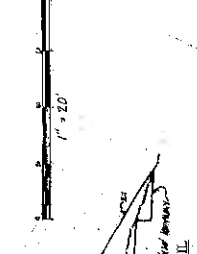
10. Plants should be protected from animal damage.



CASE #: CUP03689
EXHIBIT: L
DATED: 3/21/13
PLANNER: H.P. KANG

PRECISE GRADING PLAN

PARCEL 2
INSTRUMENT #015193
REC. 1/14/99 O.R.
PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF
FRACTIONAL SECTION 7, T5S, R3E SBBM



YERINITY MAP
QUANTITIES
CUT = 340 CY
FILL = 340 CY

OWNER: BRAD RECHTERTIG
MAILING ADDRESS: 54820 Phocent Drive, Laguna Hills, CA 92653
PHONE: (919) 988-1771
SITE ADDRESS: 54820 Phocent Drive, Laguna Hills, CA 92653

APN: 563-100-010
ENGINEER: PAUL STEVENS
ADDRESS: 39745 CASTLE AVE, MURRIETA, CA 92562
LICENSE #: 43868 EXP. DATE: 3/31/2013

LEGEND
F.G. FINISHED GRADE ELEVATION
E.L. EXISTING ELEVATION
F.L. FLOW LINE
P.L. PROPERTY LINE
R.W. RIGHT OF WAY
DRAINAGE DIRECTION
EXISTING GROUND CONTOUR
DRAINAGE LINE
NOTE: THE ENGINEER THAT PREPARED THIS GRADING PLAN HAS VERIFIED THE EXISTING GRADE INFORMATION AND THE NOTE WITHIN THE PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. THERE IS NO WORK IN THE NAME OF THIS GRADING PLAN.

NOTE:
1. DRIVEWAY SURFACE SHALL BE ABLE TO SUPPORT 75,000 LBS. OVER A 2 AXLE VEHICLE.
2. VEGETATION SHALL BE MAINTAINED FOR 100 FT. AROUND ALL STRUCTURES PER DIV. CO. ORDINANCE 78159
3. DRIVEWAY GRADIENTS NOT TO EXCEED 15%.

NOTE:
EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS INCLUDING SETBACKS AND ELEVATIONS IS FOR REFERENCE ONLY. THE ENGINEER HAS NOT VERIFIED THE INFORMATION AND DOES NOT INCLUDE ANY PROFESSIONALS ASSOCIATED WITH BUILDINGS.

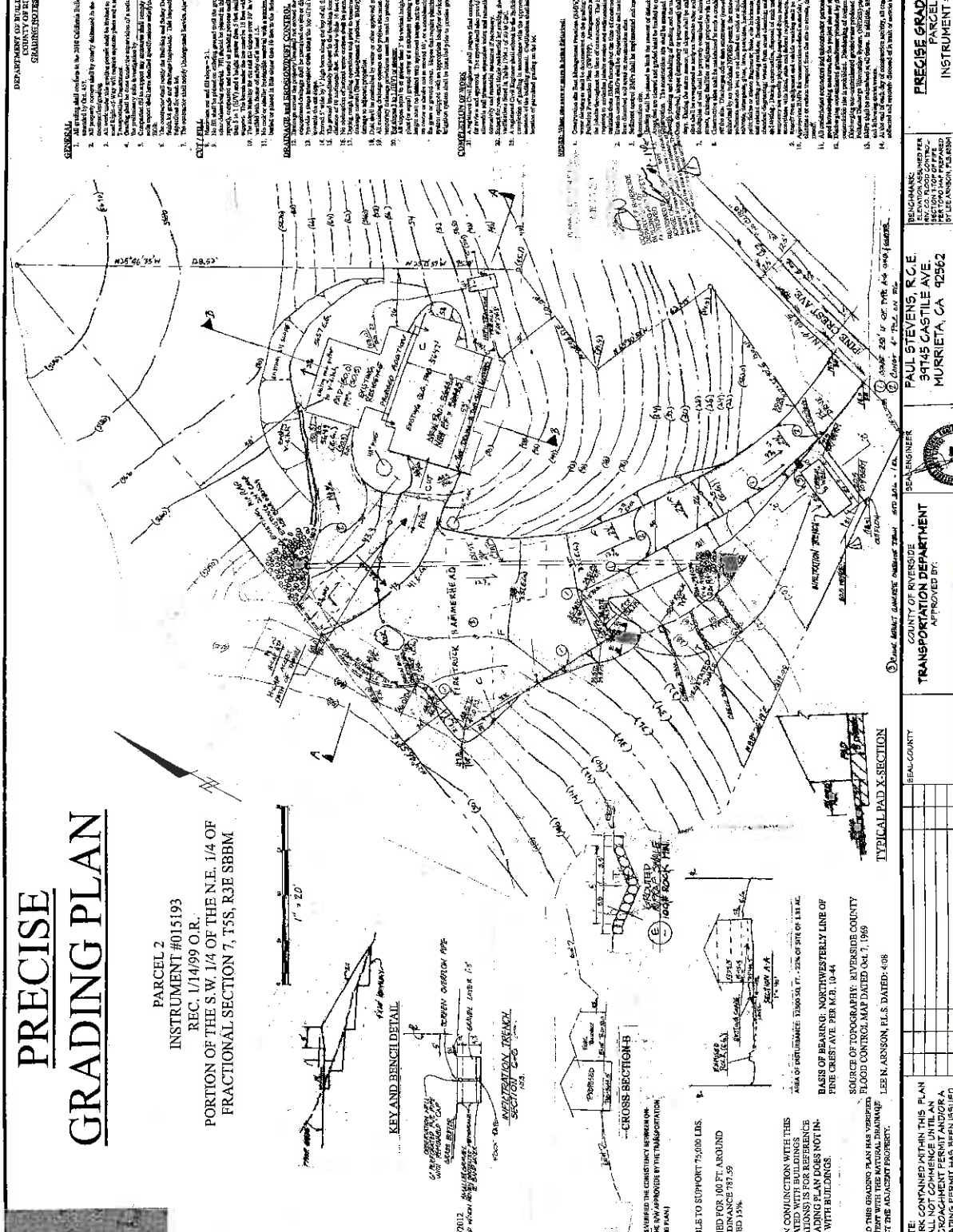
DEPARTMENT OF PUBLIC WORKS AND SAFETY
DIVISION OF PUBLIC WORKS
GRADING ENGINEER LICENSED

GENERAL
1. This plan shall be in accordance with the 2010 California Building Code Chapter 17, 18 & Appendix Chapter 18 as amended by O.C. 157.
2. All property owners shall be notified by letter at least 15 days prior to commencement of any work.
3. All work shall be done in accordance with the approved plans and specifications. All work shall be done in accordance with the approved plans and specifications. All work shall be done in accordance with the approved plans and specifications.
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
6. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
7. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
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9. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
10. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

COLLECT
1. All work shall be done in accordance with the approved plans and specifications.
2. All work shall be done in accordance with the approved plans and specifications.
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8. All work shall be done in accordance with the approved plans and specifications.
9. All work shall be done in accordance with the approved plans and specifications.
10. All work shall be done in accordance with the approved plans and specifications.

DESIGN AND CONSTRUCTION
1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
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10. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

CONSTRUCTION
1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
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9. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
10. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.



BENCHMARC: 844.00 BY: G. J. ROSS DATE: APRIL 2009 BY: LEE ANRSON, P.E. 8838		PREPARED BY: PAUL STEVENS, R.C.E. 39745 CASTLE AVE MURRIETA, CA 92562 DATE: 3/21/13 SCALE: 1" = 20'	
SEAL ENGINEER: [Signature]		COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: [Signature]	
DATE: [Blank]		DATE: [Blank]	
REAL COUNTY: [Blank]		REAL COUNTY: [Blank]	
SHEET NO: 1		SHEET NO: 1	
OF SHEETS: 1		OF SHEETS: 1	

PROJECT: PRECISE GRADING PLAN
PARCEL 2
INSTRUMENT #015193
REC. 1/14/99 O.R.

APPLICANT: BGR 110150

CASE #: CUP03689
DATED: 3/21/13
PLANNER: H.P. KANG

BGR 110150
GRADING PLAN 10/1/11

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42539
Project Case Type (s) and Number(s): Conditional Use Permit No. 03689
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Lisa Edwards
Telephone Number: (951) 955-1888
Applicant's Name: Brad Rechtfertig
Applicant's Address: P.O. Box 4216, Idyllwild, CA 92549
Engineer's Name: Paul Stevens
Engineer's Address: 39745 Castile Ave., Murrieta, CA 92562

I. PROJECT INFORMATION

A. Project Description: The Conditional Use Permit proposes to establish a resort/hotel by adding four (4) additional bedrooms for a total of 9 guestrooms within the first floor area of an existing three-story Bed & Breakfast (8,537 sq. ft.) located on 1.31 acres. An existing attached caretaker's unit will continue to remain on the property and will not be part of the resort/hotel proposal. All modifications will be interior and do not propose to add any square footage to the structure.

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

C. Total Project Area: 1.31 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 563-100-010

E. Street References: At the southeast corner of S. Circle Drive and Highway 243 in the community of Homeland within the County of Riverside.

F. Section, Township & Range Description or reference/attach a Legal Description:
Assessor's Parcel Number 563-100-010, Section 7, Township 5S, Rnage 3E

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the community of Idyllwild, located along State Highway 243 and east of the City of Hemet. This area has historically included smaller mountainous lot rural community uses. The site currently contains one two-story structure with rear parking. The site is surrounded by residential development to the northeast and southeast, commercial development to the northeast, and vacant to northeast.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and Community Development:

Medium Density Residential (CD: MDR) (2-5 DU per Acre) land use designations. The proposed project meets the General Plan and all applicable land use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

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

D. Land Use Designation(s): Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and (CD:MDR) (2-5 Dwelling Units per Acre)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Village Tourist Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) to the east, Community Development: Medium Density Residential (CD:MDR) to the north, west and south.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the east and Village Tourist Residential (R-3A) to the north, west and south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input 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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

May 22, 2014

Date

Lisa Edwards

For Juan C. Perez, TLMA Director/Interim
Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located on the west side of Pine Crest Avenue which is not designated by the General Plan as a State Designated Scenic Highway. Though this street is listed as scenic resources, the area of Idyllwild is scenic and includes the view of the mountains and forest. The proposed Resort/Hotel building would be subject to the latest adopted building code and through design the visual impact is minimal in preserving and protecting the scenic area. The project is setback approximately 95 feet from the right-of-way and provides native forest area (existing pine trees) in between the street and the Resort/Hotel building which will minimize the impact to the scenic area. Additionally, the existing maximum height of the building is at 40 vertical feet to the roof pitch.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

a) According to the GENERAL PLAN, the project site is located approximately 28 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.30) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away from any residential properties. Light created from potential increased traffic to the site may increase as well as interior lighting associated with the proposed resort/hotel use. This lighting will be shielded from the neighboring residential properties per building code and Mt. Palomar Observatory Ordinance No. 655. The ordinance contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition, and exceptions. With incorporation of the standard conditions of approval for project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.6 and 10.PLANNING.30) and is therefore not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in mountain area is not mapped as "Farmland". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V) and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. The project is not located within the boundaries of a forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Remap Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element since they are not adding any new square footage. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include manufacturing uses or generate significant odors.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An 8,537 square foot resort/hotel building is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is a previously built parcel in a mountain village area. The area is currently being used as a bed and breakfast resort. Therefore, project will have less than significant impact.

b-c) The proposal will not disturb since the the proposed conversion is all within the existing structure. The site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from previous construction of 8,537 square foot 3-story building and associated parking areas. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

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

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. There may be a possibility that ground disturbing activities will expose fossil specimens. Therefore, a Paleontological Monitoring Report shall be submitted to the County Geologist for site grading operation. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project is located within an area of no potential for liquefaction. Adherence to the California Building Code (CBC) will mitigate any potential liquefaction that might exist on the site. As CBC

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The project is not located within a very high ground shaking risk area. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is located on generally sloped land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas".

Findings of Fact:

a) According to GIS database, the project site is not located in an area with potential subsidence, Adherence to the California Building Code (CBC) will mitigate any possible subsidence potential that might exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project site is generally flat land with no slope present on the site. The proposed resort/hotel facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site will not result in the loss of topsoil from grading activities and not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The proposed project proposes to convert an existing 8,537 square foot 3-story building to a 9-unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. The existing project is being served with public water and sewer system. Therefore, there is no impact anticipated with this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Source: Flood Control District review, Project Application Materials

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

- a) The proposed project is not located in the vicinity of a stream or lake, will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.
- b) The proposed project is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The site is located in an area of Low Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. 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: Project application materials.

Findings of Fact:

- a) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9-unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. Based on existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures and no new addition of any square footage, the proposed project does not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve light duty equipment and labor. However, the construction of this size (under 10,000 square foot) will not have a significant impact on the air quality of the area. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the resort/hotel will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing school. The proposed remodel of the existing facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

Mitigation: No mitigation measures are required.

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

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project is located in a high fire hazard area. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a)-b) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. Through this process, the site will not alter the drainage from its current natural flow to Pinecrest Avenue.

Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, there is no impact anticipated.

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

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone and no new housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map No. 06065C1540G or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone within Zone X. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, FEMA Issued Flood Map

Findings of Fact:

a) Because of the small size and limited development of the project site, the 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Additionally, the property is located in Zone X, and it is determined to be outside the 0.2% annual chance floodplain [FEMA Flood Insurance Rate Map (FIRM) with effective date of August 28, 2008, Map No. 06065C1540G, Panel 1540 of 3805]. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan and GIS database

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 DU per Acre) in the REMAP Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and not in a sphere of influence. Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) The project will be consistent with the site's zoning for the proposed resort/hotel remodel. The project site is surrounded by properties which are zoned Village Tourist Residential (R-3A) and Scenic Highway Commercial (C-P-S) zonings along Pinecrest Avenue and south east and west of the project site. The General Plan designation for all properties along Pinecrest Avenue is Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). It is the future plan for this area along Pinecrest Avenue and N Circle Drive (eastern street) to be developed as commercial retail developments. Therefore, the project will have no significant impact.

c) The proposed commercial development will be consistent with existing commercial developments along Pinecrest Avenue including but not limited to vacation resort, gift shop, retail store. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

a) The project site is within unstudied area for Mineral Resources Area. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 10 miles west from the project site. Therefore, there is no impact anticipated.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 10 miles west from the project site. Therefore, there is no impact anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to a highway. The closest highway is Highway 243 which is located approximately 1/2 mile west of the project site. The next closest freeway is 10 Freeways is approximately 12.5 miles north from the project site.

The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent SH-243. The proposal is for the 9 unit resort/hotel from a 5 unit resort/hotel. Therefore, the proposed addition of 4 additional rooms to an existing resort/hotel use would not add any additional noise levels. In addition, the noise generated by Highway 243 is predicted to be within acceptable limits for commercial uses within the proposed commercial hotel use. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will not increase after project completion, the impacts are not considered significant within the commercial zoning areas.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipments (e.g.: mufflers and engine shrouds), orientation of the main entrance, and setbacks. The operation of the resort/hotel will occur all within the enclosed structure and will not have excess noise beyond the normal vehicular noise added by the hotel guests. Therefore, the project will have a less than significant impact. These are standard conditions of approval, and therefore is not considered mitigation pursuant to CEQA.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

- a) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. The project will be converting exiting B&B to resort/hotel and will not displace any number of existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have less than significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a Redevelopment Area and the State of California (Governor Brown) has dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The proposed project will have an incremental impact on the demand for fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to fire services will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

The proposed project will have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659 and the mitigation measures, impact to sheriff services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

The proposed project will have an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to library services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior at the north side of Pinecrest Avenue in the community of Idyllwild within the County of Riverside. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is located within a County Service Area No. 36 (Street Lighting District and Park & Recreation District). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The project (a request to convert existing building to resort/hotel) does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

c) Result in a change in air traffic patterns, including

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

44. Bike Trails

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

Findings of Fact: The project does not incorporate any bicycle racks based on the use. The proposed resort/hotel use is generally not accessible with a bicycle from the lower valley and the resident caretaker lives on site, eliminating the need for employee trips. Therefore, the project will not have any impact to the bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is currently served by Idyllwild Water District (IWD). The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is currently served by Idyllwild Water District (IWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Note street lighting must conform to the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

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

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

File: EA.PP42539
Revised: 5/22/2014 3:36 PM

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a proposed resort/hotel to add four additional guestrooms on the first floor of an existing Bed & Breakfast.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3689 shall be henceforth defined as follows:

APPROVED EXHIBIT A (site plan) dated 3/21/13 and EXHIBIT B&C (floor plans and elevations) dated 9/24/12 = Conditional Use Permit No. 3689.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

10. EVERY. 5 USE - BOS B-29 POLICY RECOMMND

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Conditional Use Permit No. 03689 proposes to change the use classification from a "Dwelling, bed and breakfast" to a "Resort Hotel".

This site was previously approved under Plot Plan No.24925 and Grading permit BGR110150 for PP24925 is currently in issued status. The site has been graded and no additional grading is proposed for CUP03689. The Grading Division does not object to this proposal with the following included conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

This project was given an incorrect building permit number designation at the land use intake desk. The project is to construct an additional three story addition to an existing residence for the purpose to use as a bed & breakfast facility.

Per an agreement with the owner/applicant, the bottom floor will not contain any bedrooms at this time. The bottom floor addition contains a conference room, utility room, workout room and three storage rooms. The owner/applicant shall obtain an approved final inspection approval for the current BAR permit as a residential room addition.

Prior to the use as a bed & breakfast facility and/or the conversional use of any portion of the building, a new BNR building permit type shall be obtained from the building department.

E HEALTH DEPARTMENT

10.E HEALTH. 1 POTABLE WATER SVC-FERN VALLEY RECOMMND

Conditional Use Permit#3689 (CUP 3689) is proposing to receive potable service from Fern Valley Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with Fern Valley Water District as well as all other applicable agencies.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3689 is a proposal to change use classification from a bed and breakfast to Resort Hotel on 1.31 acres lot in Idyllwild Area. The site is located northerly of Pine Crest Drive, southerly of Forest Knoll Drive, westerly of Jameson Drive, and North Circle Drive.

The site is subject to runoff from a drainage area of 10 acres from the west. It appears that the proposed building is on a higher ground and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Previously PP 24925 was reviewed and conditioned by the District on this site. A final Water Quality Management Plan (WQMP) was approved by the District for the plot plan.

Since no new impervious area is proposed no water quality mitigation is required with this proposal. The District has no objection to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 2 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - LOW PALEO (cont.)

RECOMMND

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - LOW PALEO (cont.) (cont.) RECOMMND

will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 3 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** 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.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 6 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 11 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), 1 space/room, AND 2 spaces/resident manager.

10.PLANNING. 21 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's residence as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. T he permit

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 31 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 32 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 36 USE - BUSINESS LICENSING

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3689, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2 PUBLIC/SEMIPUBLIC FOOD FACILTY RECOMMND

For any public or semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

PLANNING DEPARTMENT

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS B & C.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3689, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152 provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 21 USE - MAXIMUM GUESTROOMS RECOMMND

A maximum of 9 guestrooms are allowed under this permit.

80.PLANNING. 22 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

- 1.Precise grade inspection of entire permit area.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- a.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND
and Safety Department clearance.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND
A minimum of twelve (12) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND
A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3689 is calculated to be 1.31 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3689 has been calculated to be 1.31 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 30, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire Department- Idyllwild
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

3rd District Supervisor
3rd District Planning Commissioner
Hemet Unified School District
Rancho California Water Dist.
Southern California Edison
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 3689 – EA42539 – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – Remap Area Plan – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive, and North Circle Drive – 1.31 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A) - **REQUEST:** The conditional use permit proposes to change use classification from a “Dwelling, bed and breakfast” with 5 guestrooms to a “Resort Hotel” by adding 4 additional guestrooms APN: 563-100-010 - Related Cases: PP24925

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 8, 2012**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hp kang@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 25, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire Department- Idyllwild
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

3rd District Supervisor
3rd District Planning Commissioner
Hemet Unified School District
Rancho California Water Dist.
Southern California Edison
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 3689 – EA42539 – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – Remap Area Plan – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive, and North Circle Drive – 1.31 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A) - **REQUEST:** The conditional use permit proposes to change use classification from a “Dwelling, bed and breakfast” with 5 guestrooms to a “Resort Hotel” by adding 4 additional guestrooms APN: 563-100-010 - Related Cases: PP24925

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is NOT scheduled for a **DRT meeting**. However, please review and send any comments to me **ASAP** and have draft conditions in the Land Management System. This is the applicant’s way of resolving the WQMP issues we had on earlier plan. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03689 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Brad + Jacqueline Rechtferig E-Mail: sunshinehomes@yahoo.com

Mailing Address: PO Box 4216
Idyllwild CA 92549
City State ZIP

Daytime Phone No: (619) 708-1771 Fax No: () _____

Engineer/Representative's Name: Paul Stevens E-Mail: _____

Mailing Address: 39745 Castile Ave
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 677-4646 Fax No: () _____

Property Owner's Name: Same as applicant E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Brad Rechtfertig
PRINTED NAME OF APPLICANT

[Signature]
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.

Brad Rechtfertig
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Jacqueline Rechtfertig
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 563-100-010

Section: 7 Township: 55 Range: 3E

Approximate Gross Acreage: 1.31

General location (nearby or cross streets): North of Pinecrest Road, South of

APPLICATION FOR LAND USE AND DEVELOPMENT

Forest Knoll Drive, East of Jameson Drive, West of North Creek Drive

Thomas Brothers map, edition year, page number, and coordinates: 2010 / 814 d5

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

We are currently building an addition to our home that will be 5 bedroom dwelling, bed+breakfast. We want to add 4 addition rooms for a total of 9 guestrooms.

Related cases filed in conjunction with this request:

PP 24925
BAR 110071
BGR 110150

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

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

Is sewer service available at the site? Yes No

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

Will the 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? none

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

PROPERTY OWNERS CERTIFICATION FORM

I Lisa Edwards, certify that on May 13, 2014
the attached property owners list was prepared by County Arc Map
APN(s) or case numbers CU03659
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600 feet

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

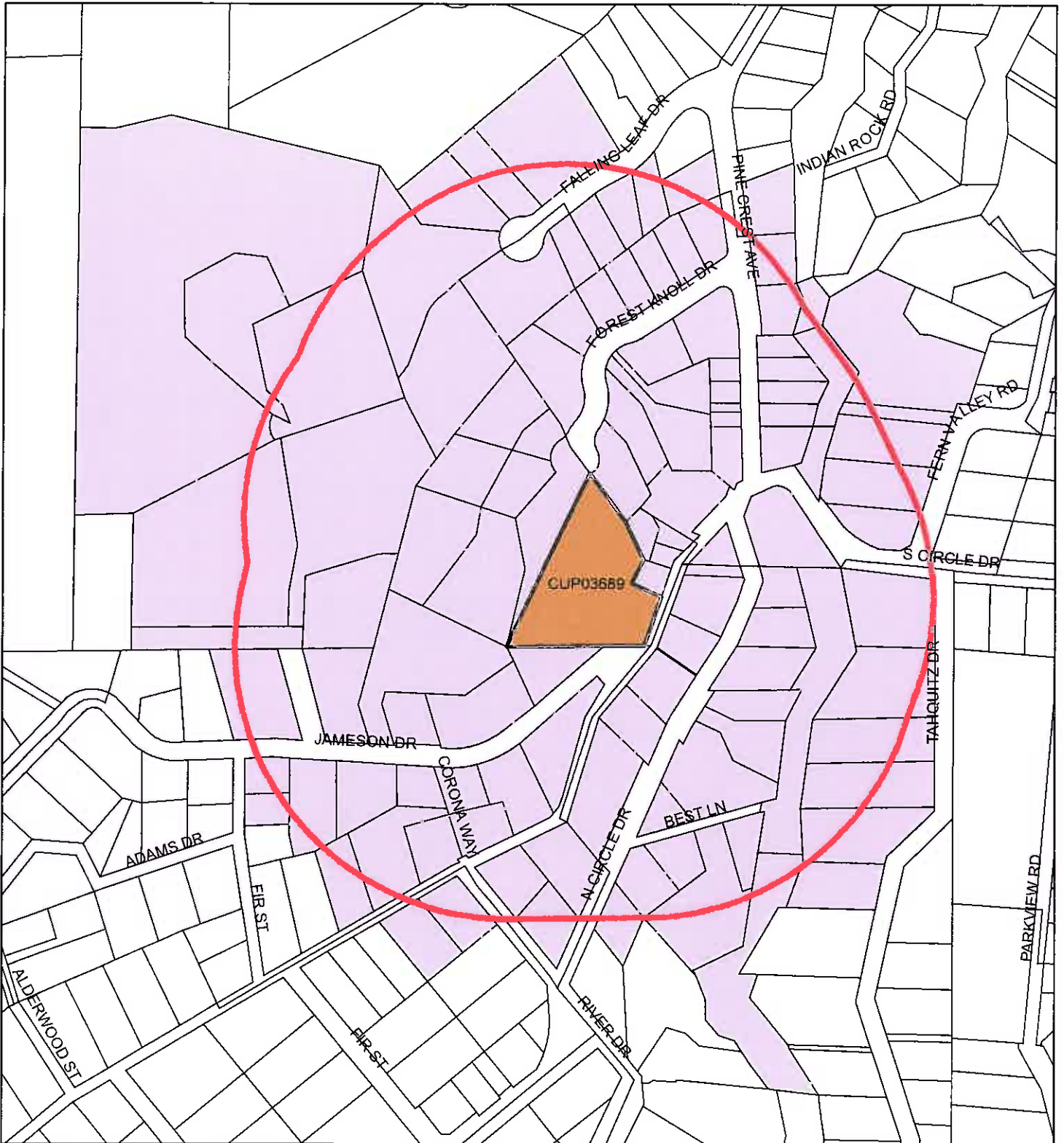
NAME: Lisa Edwards Waller

TITLE: Project Planner

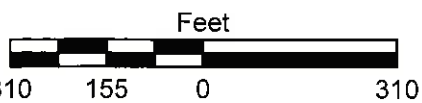
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-1878

CUP03689 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by ledwards on 5/13/2014

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.

THOMAS J AHEARN
11064 VIACHA DR
SAN DIEGO, CA. 92124

ALPENGLOW
P O BOX 1171
IDYLLWILD, CA. 92549

DAVID J ALT
P O BOX 4125
IDYLLWILD, CA. 92549

ARMEN BARANIAN
760 WALDORF RD
LA CANADA, CA. 91011

RANDALL A BARNES
14002 DORNART DR
POWAY, CA. 92064

RICHARD A BOETTCHER
C/O ERIC BOETTCHER
P O BOX 896
IDYLLWILD, CA. 92549

BOMPADANNY PROP
C/O BRUCE N DICKINSON
606 N LARCHMONT BLV NO 4G
LOS ANGELES, CA. 90004

JAMES RICHARD BRANNAN
P O BOX 3729
IDYLLWILD, CA. 92549

C ROLLIN BUCHANNAN
P O BOX 316
MTN CENTER, CA. 92561

EDWARD J CASS
2455 PRESIDIO DR
SAN DIEGO, CA. 92103

SANDERS J CHASE
7809 MELROSE AVE
LOS ANGELES, CA. 90046

REDMOND G CORBETT
P O BOX 1591
IDYLLWILD, CA. 92549

MICHAEL G CROW
C/O KEITH L NELSON
6 OWEN CT
IRVINE, CA. 92715

LEROY C DAVIDSON
27777 CORNELL ST
HEMET, CA. 92544

JULIE B DECKER
3224 RANCHO ARROBA
CARLSBAD, CA. 92009

STEVEN M DEMOTS
P O BOX 3665
IDYLLWILD, CA. 92549

DONALD J DIMANNO
P O BOX 5714
RIVERSIDE, CA. 92517

MICHAEL S DOBRENSKY
74151 PEPPERGRASS ST
PALM DESERT, CA. 92260

WILHELM U DUELKEN
P O BOX 3628
IDYLLWILD, CA. 92549

HEBER G DUNN
2985 VISTA WAY
HEMET, CA. 92544

JON H DUNN
42531 RANCHO MIRAGE LANE
RANCHO MIRAGE, CA. 92270

EPISCOPAL DIOCESE OF SAN DIEGO
P O BOX 506
2728 SIXTH AVE
SAN DIEGO, CA. 92103

JANICE L FAST
P O BOX 548
IDYLLWILD, CA. 92549

FERN VALLEY WATER DIST
FERN VALLEY WATER DIST
0
0

FERN VALLEY WATER DIST
FERN VALLEY WATER DIST
P O BOX 3039
IDYLLWILD, CA. 92549

FERN VALLEY WATER DISTRICT
P O BOX 3039
IDYLLWILD, CA. 92549

BARNABY E FINCH
P O BOX 1702
IDYLLWILD, CA. 92549

FISERV ISS & CO
P O BOX 173859
DENVER, CO. 80217

DAVID C FLYNN
1101 W NORTH ST
ANAHEIM, CA. 92801

ROBERT J FROETSCHER
42700 ST GEORGE
BERMUDA DUNES, CA. 92201

JANICE A GODKE
10082 EDGEWOOD LN
GARDEN GROVE, CA. 92840

JOHN W GRAHAM
P O BOX 1543
IDYLLWILD, CA. 92549

WILLIAM D HATCHER
22750 RUNNING RABBIT CT
CANYON LAKE, CA. 92587

WENDY RAE HILL
4407 MANCHESTER AVE 103
ENCINITAS, CA. 92024

STEVEN L HOLDBER
P O BOX 1459
IDYLLWILD, CA. 92549

HURWORTH
77186 CASA DEL SOL
LA QUINTA, CA. 92353

IDYLLWILD ALL YEAR RESORT
BOX 147
IDYLLWILD, CA. 92549

IDYLLWILD CO WATER DIST
IDYLLWILD CO WATER DIST
0

HANS J ILIEW
12440 SIERRA ROJO RD
VALLEY CENTER, CA. 92082

JAMES H JENNISON
P O BOX 571
IDYLLWILD, CA. 92549

SYLVIA SUE JOHNSON
C/O MARGARET WITHINGTON SMITH
3616 OAKWOOD
RIVERSIDE, CA. 92506

PETER LANG
54830 N CIRCLE DR
IDYLLWILD, CA. 92549

LAURENCE M LAVIN
3677 WELLINGTON
LOS ANGELES, CA. 90016

WILLIAM M LOWMAN
P O BOX 900
IDYLLWILD, CA. 92549

JANICE LYLE
P O BOX 3753
IDYLLWILD, CA. 92549

J RODGERS MAGEE
P O BOX 9118
LA JOLLA, CA. 92038

THOMAS RICHARD MANN
C/O ROBERT MANN
3435 WILSHIRE BLV STE 2900
LOS ANGELES, CA. 90010

RAYMOND LEE MARQUETTE
31497 TULETTE LN
WINCHESTER, CA. 92596

DON GENE MCFALL
2508 S CALLE FIERRO
PALM SPRINGS, CA. 92264

ROBERT H MCINTYRE
2229 S CALIENTE DR
PALM SPRINGS, CA. 92264

JAMES A METTLER
P O BOX 894
IDYLLWILD, CA. 92549

BETTY JO MILLER
3003 214TH ST SE
BOTHHELL, WA. 98021

MARC H MONTGOMERY
30260 PINON PINE LN
JUNIPER HILLS, CA. 93543

STEVEN R MOULTON
P O BOX 3286
IDYLLWILD, CA. 92549

WALTER J MUELLER
16256 AVENIDA SUAVIDAD
SAN DIEGO, CA. 92128

KEVIN W ODENBAUGH
73850 DINAH SHORE NO 103
PALM DESERT, CA. 92211

RICHARD A OLSON
P O BOX 215
IDYLLWILD, CA. 92549

MANHAR J PATEL
12641 WOODGREEN AVE
LOS ANGELES, CA. 90066

CHRISTIAN B PEDERSEN
16320 SWARTZ CANYON RD
RAMONA, CA. 92065

ANNE MARIE B PRESCOTT
P O BOX 3035
IDYLLWILD, CA. 92549

MARY TERESA PRICE
P O BOX 1773
IDYLLWILD, CA. 92549

ROBERT JORDAN PRIEFER
P O BOX 1008
IDYLLWILD, CA. 92549

MICHAEL RATZ
15348 AVENIDA RORRAS
SAN DIEGO, CA. 92128

BRAD PATRICK RECHTFERTIG
P O BOX 4216
IDYLLWILD, CA. 92549

JEAN L REID
P O BOX 1095
IDYLLWILD, CA. 92549

RICHARD B RENNICK
67633 N NATOMA DR
CATHEDRAL CY, CA. 92234

CHARLES V RION
6318 CLARA LEE AVE
SAN DIEGO, CA. 92120

KENNETH W RUGGLES
78753 ALLIANCE WAY
PALM DESERT, CA. 92211

BONNIE L SCHERER
P O BOX A
PALM DESERT, CA. 92261

JAMES H SCOTT
48100 TWIN PINES ROAD
BANNING, CA. 92220

CHARRON WILLIAMSON SEITZ
27942 CABO ROSA
MISSION VIEJO, CA. 92692

KEITH RONALD SHIRLEY
P O BOX 813
IDYLLWILD, CA. 92549

HERMAN SAMUEL SMITH
24672 DEVONPORT CIR
LAGUNA HILLS, CA. 92653

ROBERT C SMITH
31901 CIRCLE DR
LAGUNA BEACH, CA. 92677

EARL SOMERVILLE
P O BOX 1063
IDYLLWILD, CA. 92549

SHANE THOMAS STEWART
P O BOX 243
IDYLLWILD, CA. 92549

C E STREETER
P O BOX 3150
IDYLLWILD, CA. 92549

JOD C STRUTZEL
C/O J C STRUTZEL
9586 SHAMROCK AVE
FOUNTAIN VALLEY, CA. 92708

MARK S TARNOWSKI
7813 GABACHO ST
CARLSBAD, CA. 92009

ROBERT J THERIEAU
P O BOX 3290
IDYLLWILD, CA. 92549

J LANE TILSON
P O BOX 221
IDYLLWILD, CA. 92549

JEFFREY L TONJES
2579 S PEQUENO CIR
PALM SPRINGS, CA. 92264

JOSEPH SCOTTON VAIL
20110 LANDALUCE LN
WALNUT, CA. 91789

CHARLES VANORDEN
P O BOX 329
LA QUINTA, CA. 92247

CHARLES VANORDEN
SAM
P O BOX 329
LA QUINTA, CA. 92247

WILLIAM D WAGSTAFF
P O BOX 1680
IDYLLWILD, CA. 92549

NORMAN J WALKER
P O BOX 3444
IDYLLWILD, CA. 92549

MAN LEE WANG
3400 CLIPPER DR
CHINO HILLS, CA. 91709

GARY S WEBER
P O BOX 7
IDYLLWILD, CA. 92549

DONALD W ZEIGLER
148 E MIDWAY
SAN JACINTO, CA. 92583

Applicant, Eng, Outside Agencies 5/13/14 – CUP03689

Hemet Unified School District,
Professional Development Service
Center
1791 W. Acacia Ave.
Hemet, CA 92545

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Waste Resources Management,
Riverside County
Mail Stop 5950

Applicant:
Brad & Jacqueline Rechtfertig
PO Box 4216
Idyllwild, CA 92549

Engineer:
Paul Stevens
39745 Castile Avenue
Murrieta, CA 92562

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Applicant:
Brad & Jacqueline Rechtfertig
PO Box 4216
Idyllwild, CA 92549

Engineer:
Paul Stevens
39745 Castile Avenue
Murrieta, CA 92562



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA 42539/CUP03689
Project Title/Case Numbers

Lisa Edwards
County Contact Person

951-955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Brad and Jacqueline Rechtfertig
Project Applicant

PO Box 4216 Idyllwild, CA 92549
Address

54820 Pine Crest Avenue Idyllwild, CA 92549
Project Location

Conditional Use Permit for an existing Bed & Breakfast to add four (4) additional guest rooms.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 18, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the 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

May 22, 2014
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/13/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42539 ZCFG05915 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NEGATIVE DECLARATION

Project/Case Number: CUP03689

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Lisa Edwards Title: Project Planner Date: May 22, 2014

Applicant/Project Sponsor: Brad and Jacqueline Rechtfertig Date Submitted: August 30, 2012

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The 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 Lisa Edwards at 951-955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42539 ZCFG05915

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1207642

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RECHTFERTIG BRAD \$64.00
paid by: CK 1383
EA42539
paid towards: CFG05915 CALIF FISH & GAME: DOC FEE
at parcel: 54820 PINE CREST AVE IDYL
appl type: CFG3

By _____ Aug 30, 2012 11:49
MGARDNER posting date Aug 30, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEE	
	Overpayments of less than \$5.00 w	

SENDING
\$ 2181.25
for CFG fees
YOU mean you
requested it?
we will need this
before it goes.

Agenda Item No.:
 Area Plan: Harvest Valley/ Winchester
 Zoning Area: Homeland and Winchester
 Supervisorial District: Third/Third
 Project Planner: Matt Straite
 Planning Commission: July 16, 2014

TENTATIVE TRACT MAP NO. 36430
 CHANGE OF ZONE NO. 7780
 ADDENDUM TO MND- EA40275
 Applicant: Strata Equity Group LLC
 Engineer/Representative: Albert A Webb
 Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36430 proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size.

Change of Zone No. 7780 proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.

The project is located in the Harvest Valley/ Winchester Area plan, more specifically its located northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

ISSUES OF POTENTIAL CONCERN:

Cultural concerns

In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. The specifics of these features cannot be explained in this staff report as staff must be sensitive to the locations of the areas.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant and Single Family Dwellings |

- | | |
|----------------------------|--|
| 7. Project Data: | Total Acreage: 180
Total Proposed Lots: 340
Proposed Min. Lot Size: 6,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

CONSIDERATION of an **ADDENDUM** to a **MITIGATED NEGATIVE DECLARATION-ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

APPROVAL of **CHANGE OF ZONE NO. 7780**, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE TRACT MAP NO. 36430**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 and on the Harvest Valley/ Winchester Area Plan.
2. The proposed residential use is consistent with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, residential, is a permitted use in the Specific Plan (SP) zone.
6. The proposed use, residential, is consistent with the development standards set forth in the Specific Plan (SP) zone.

7. The proposed project is consistent with the subdivision requirements contained in Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west.
9. Similar uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This land division is located within a very high fire hazard severity zone.
12. 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 the collective pad sites, requiring that the collective sites 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.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. 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 the satisfaction of the Fire Department, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use fuel brakes and green belts and other.
15. The Specific Plan was approved in 1994 using EIR No. 329. The first Amendment to the Specific Plan was approved in 2007 using a Mitigated Negative Declaration (EA No. 38625) which also approved Tentative Tract Map No. 29322 in Planning Areas 26 and 28. The second Amendment to the Specific Plan (SP260A2) was approved in 2008 and was processed concurrently with two Tentative Tract Maps, Numbers 34118 and 34600 in Planning Areas with a mitigated negative declaration (EA No. 40275).
16. The project meets the requirements of CEQA guidelines section 15162 because substantial evidence on the record, including the environmental assessment attached to this staff report, exists to indicate:
 - a. The project is consistent with the Specific Plan and thus consistent with the previous CEQA documents that analyzed the project.
 - b. No new information of substantial importance which was not known at the time of the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
 - c. The potential impacts of the project will not be more significant than those analyzed in the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
 - d. All previous mitigation remains feasible and have been made requirements of the project.

17. An Addendum was processed for the project because only minor technical additions were necessary including additional hydrology studies, biological studies, and cultural studies that were more detailed and site specific than those used for the previous CEQA documents. Planning Staff acting as the lead agency, elected to not prepare a subsequent EIR or Mitigated Negative Declaration because, based in the analysis contained in the attached initial study (environmental assessment), the additional information did not result in any increases in impacts beyond those previously studied.
18. Environmental Assessment No. 42516 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Geological Resources
 - c. Greenhouse Gas Emissions
 - d. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) Land Use Designations as reflected on the Land Use Plan for Specific Plan No. 260, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A dam inundation area; or,
 - c. The Stephens Kangaroo Rat Core Reserve Area;
3. The project site is located within:

- a. Partially within a 100-year flood plain;
 - b. The Romoland Master Drainage Plan;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. A High Fire area; and,
 - e. Low, Medium and High areas of liquefaction.
4. The subject site is currently designated as Assessor's Parcel Numbers 459-030-010, 461-020-004, 461-020-006.

ms

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 01/01/01

Date Revised: 05/22/14

RIVERSIDE COUNTY PLANNING DEPARTMENT

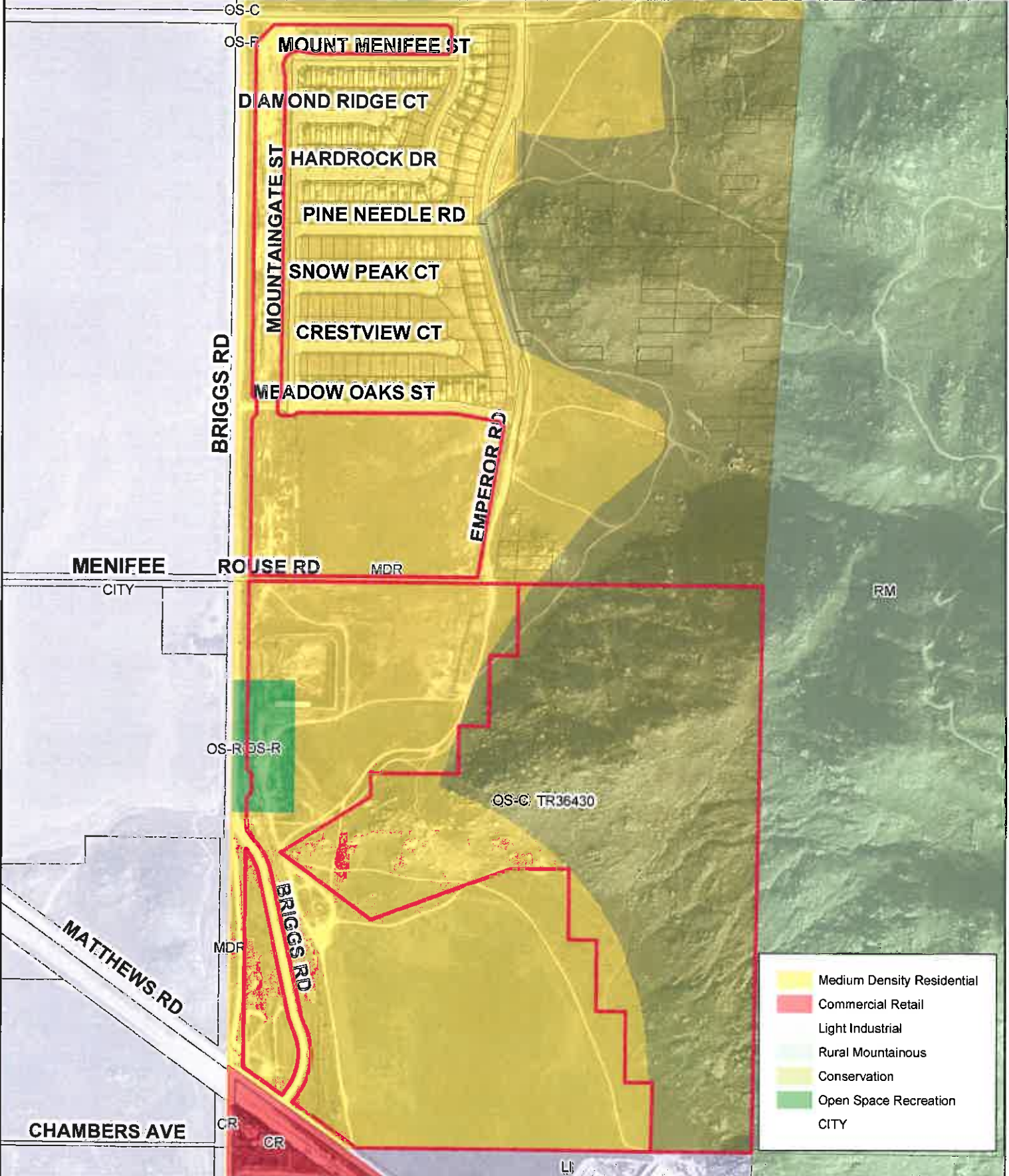
TR36430 CZ07780

EXISTING GENERAL PLAN

N



Supervisor Stone
District 3



- Medium Density Residential
- Commercial Retail
- Light Industrial
- Rural Mountainous
- Conservation
- Open Space Recreation
- CITY

0 300 600 1,200
 Feet
 1 inch = 600 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstraita on 5/22/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.

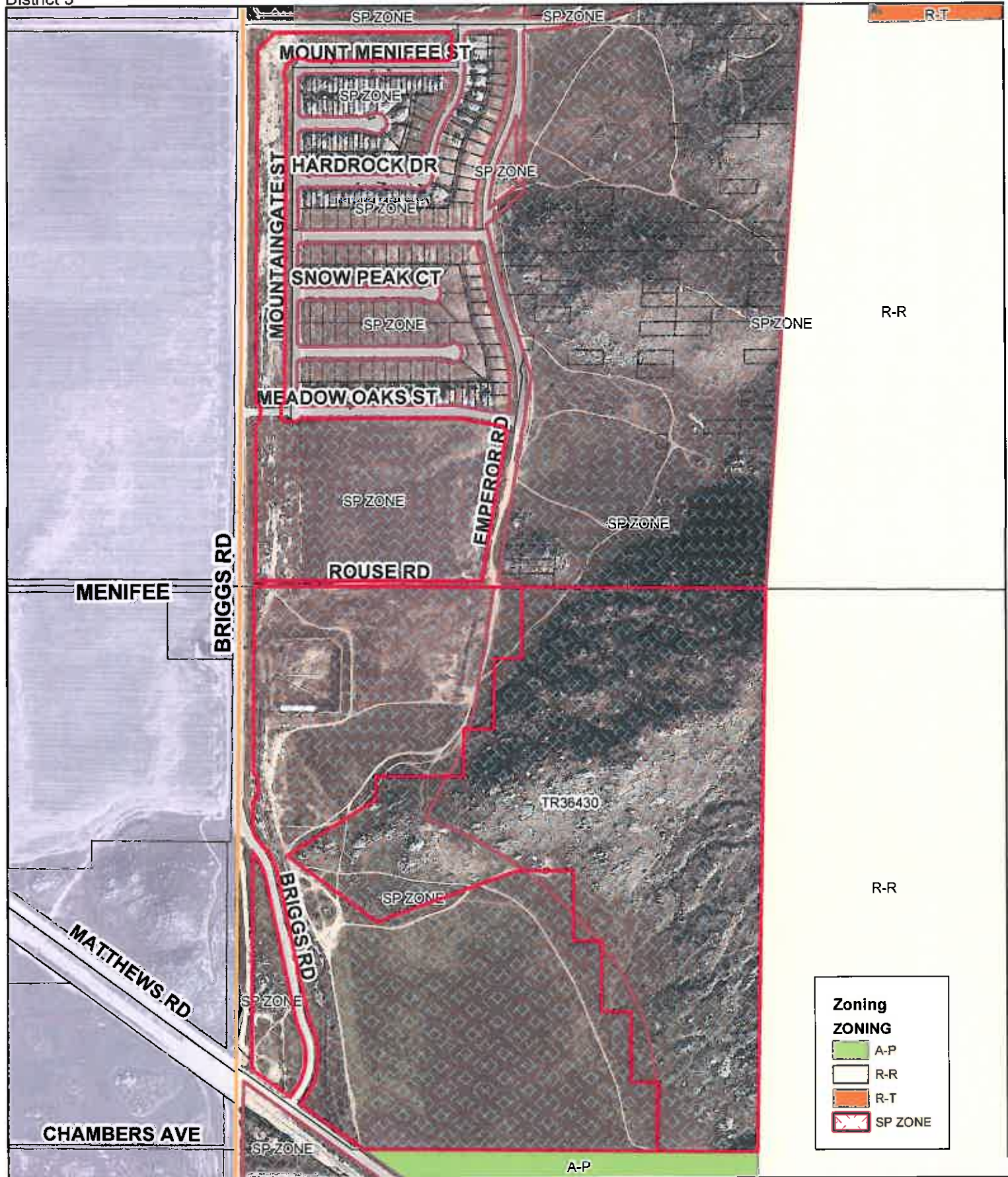
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780

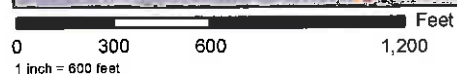
EXISTING ZONING



Supervisor Stone
District 3



Zoning	
ZONING	
	A-P
	R-R
	R-T
	SP ZONE



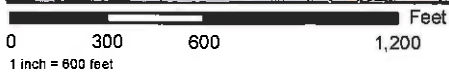
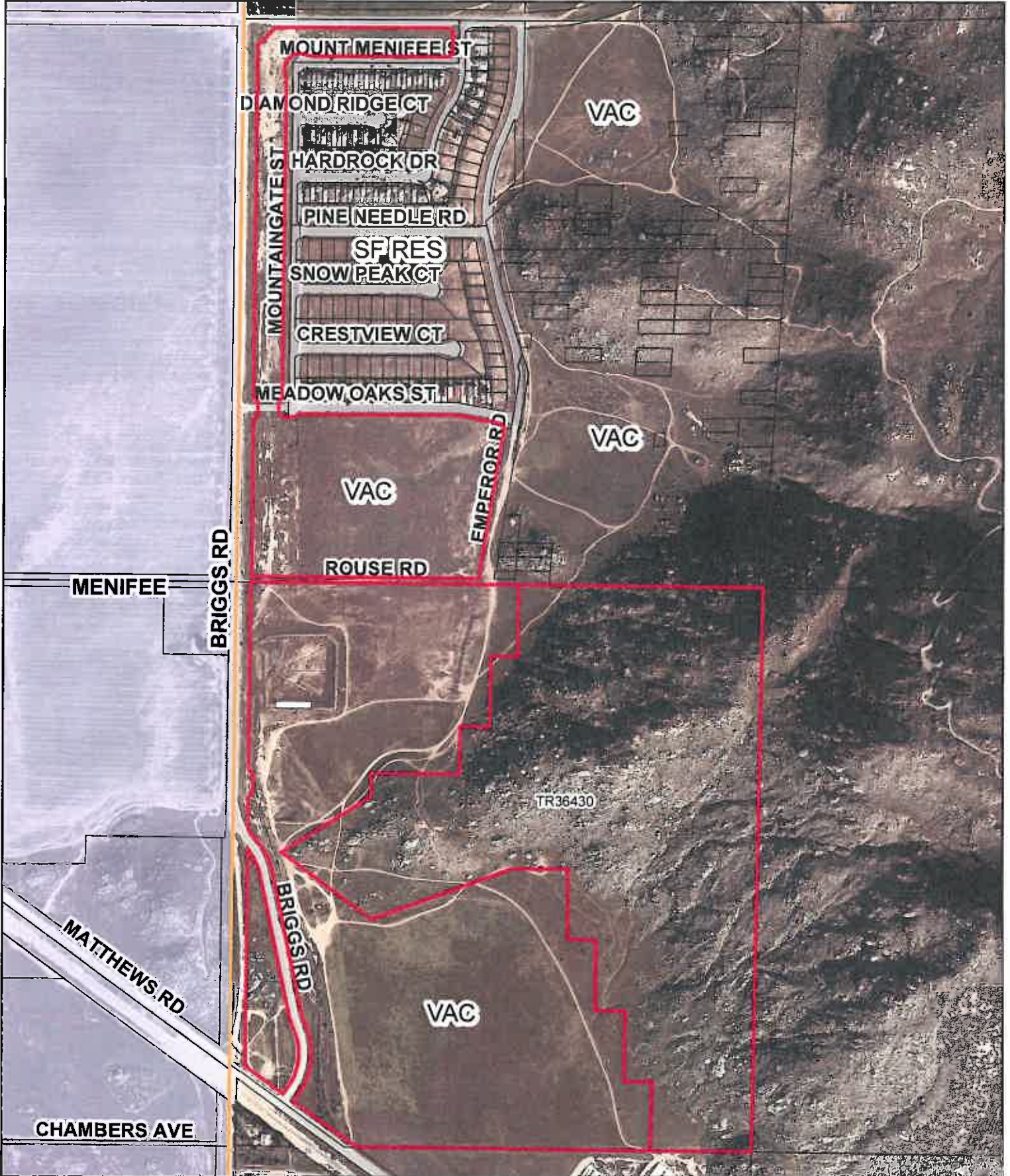
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstraitte on 5/22/2014



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Supervisor Stone
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/22/2014



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780

VICINITY MAP

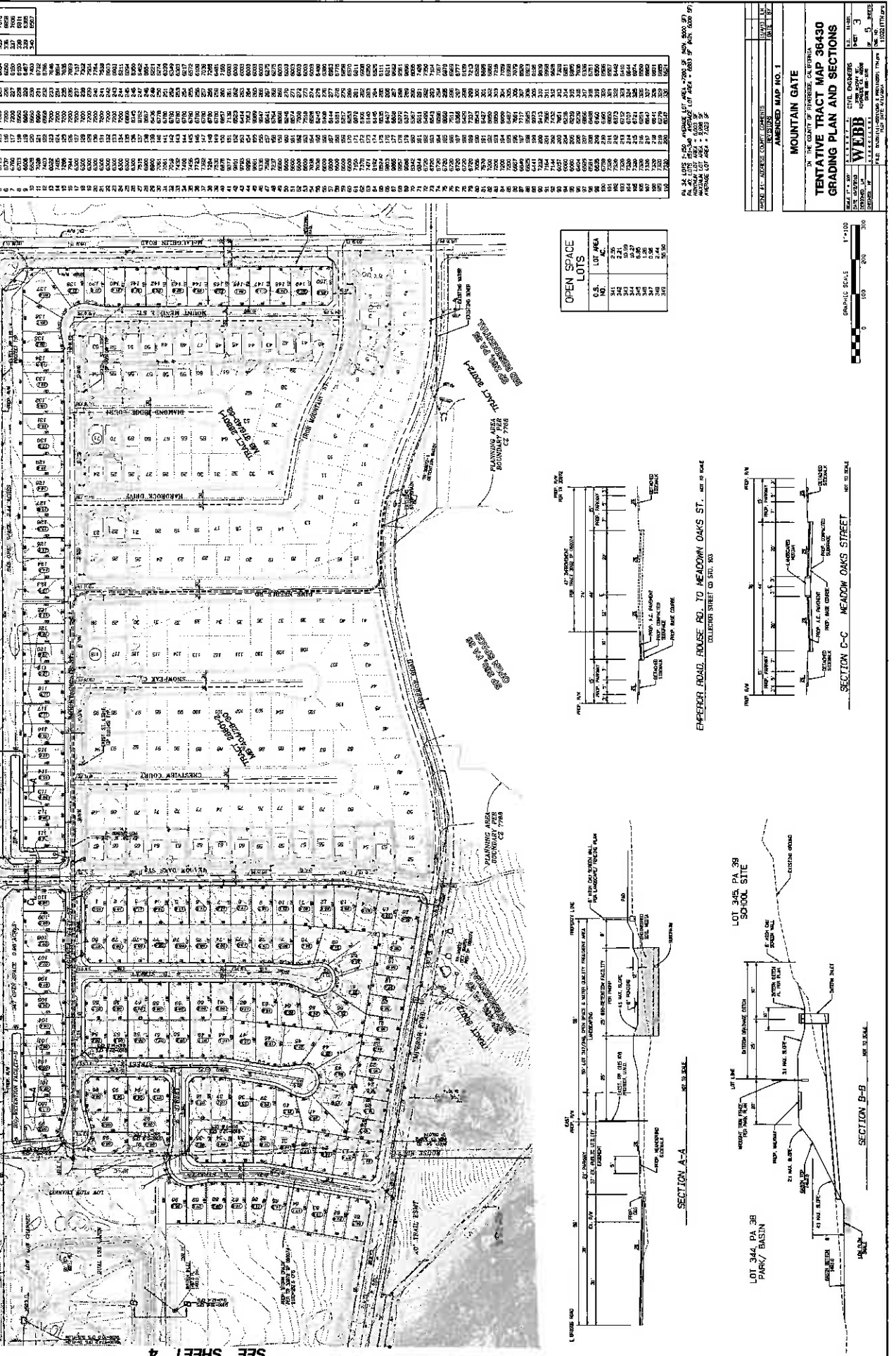
Supervisor Stone
District 3



0 500 1,000 2,000 Feet
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstralle on 5/22/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information may not be complete or appropriate for all purposes. County GIS and other sources should be consulted for the most current information. Do not copy or reuse this map.

PROPOSED LOTS			
LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)
1	101	51	101
2	101	52	101
3	101	53	101
4	101	54	101
5	101	55	101
6	101	56	101
7	101	57	101
8	101	58	101
9	101	59	101
10	101	60	101
11	101	61	101
12	101	62	101
13	101	63	101
14	101	64	101
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99	101	149	101
100	101	150	101



LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)
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98	101	148	101
99	101	149	101
100	101	150	101

SEE SHEET 4

PROJECT NO. 01/2008

DATE: 11/10/08

SCALE: 1" = 100'

GRAPHIC SCALE

AMENDED MAP NO. 1

MOUNTAIN GATE

TENTATIVE TRACT MAP 38430

GRADING PLAN AND SECTIONS

CITY ENGINEER: WEBB

CITY ENGINEER: [Signature]

DATE: 11/10/08

PROJECT NO. 01/2008

DATE: 11/10/08

SCALE: 1" = 100'

GRAPHIC SCALE

AMENDED MAP NO. 1

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TENTATIVE TRACT MAP 38430

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CITY ENGINEER: [Signature]

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PROJECT NO. 01/2008

DATE: 11/10/08

SCALE: 1" = 100'

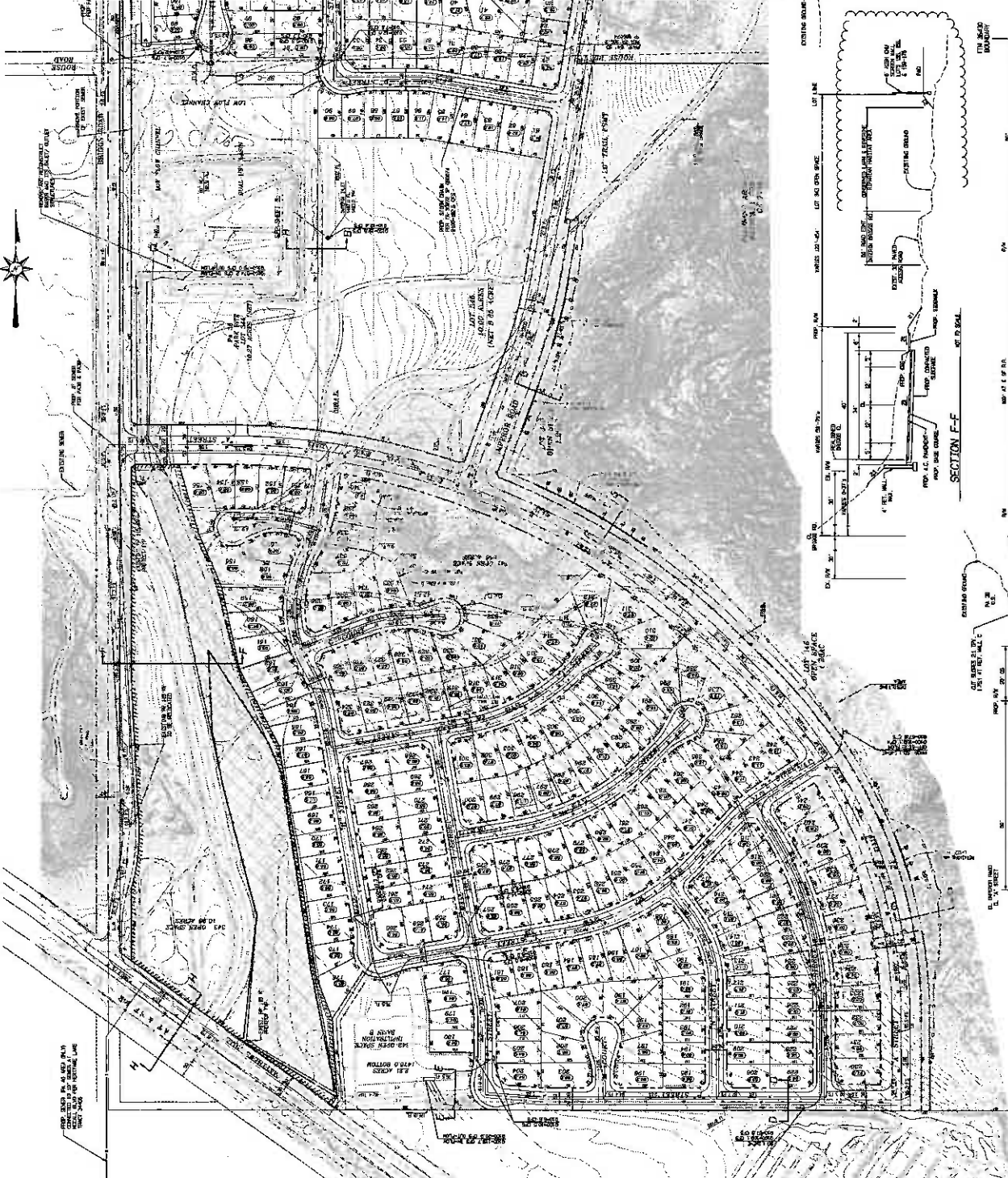
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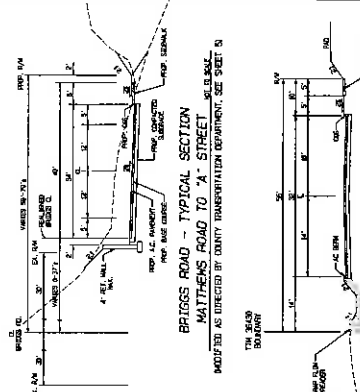
LEGEND

- PROPOSED CURB SIDE
- EXISTING ASPHALT DRIVE SUBMITTALS
- EXISTING ASPHALT DRIVE SUBMITTALS
- EXISTING ASPHALT DRIVE
- EXISTING ASPHALT DRIVE
- EXISTING ASPHALT DRIVE

SEE SHEET 3

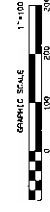
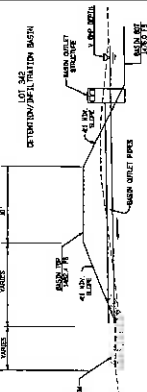


BRIGGS ROAD - TYPICAL SECTION
MATTHEWS ROAD TO X STREET
AS SHOWN AS DIRECTED BY COUNTY TRANSPORTATION DEPARTMENT. SEE SHEET 3



SECTION D-D

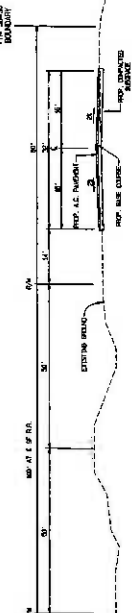
SECTION E-E



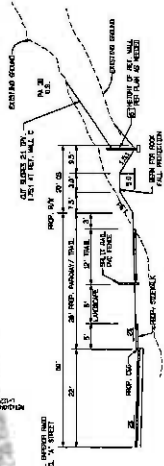
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DESIGNED BY: W.E.B.	APPROVED BY: W.E.B.	DESIGNED BY: W.E.B.	APPROVED BY: W.E.B.
PROJECT: MOUNTAIN GATE	PROJECT: MOUNTAIN GATE	PROJECT: MOUNTAIN GATE	PROJECT: MOUNTAIN GATE
LOCATION: MOUNTAIN GATE	LOCATION: MOUNTAIN GATE	LOCATION: MOUNTAIN GATE	LOCATION: MOUNTAIN GATE
CITY: ALBUQUERQUE	CITY: ALBUQUERQUE	CITY: ALBUQUERQUE	CITY: ALBUQUERQUE
COUNTY: BERNALILLO	COUNTY: BERNALILLO	COUNTY: BERNALILLO	COUNTY: BERNALILLO
PROJECT NO: 38430	PROJECT NO: 38430	PROJECT NO: 38430	PROJECT NO: 38430
SHEET NO: 1	SHEET NO: 1	SHEET NO: 1	SHEET NO: 1

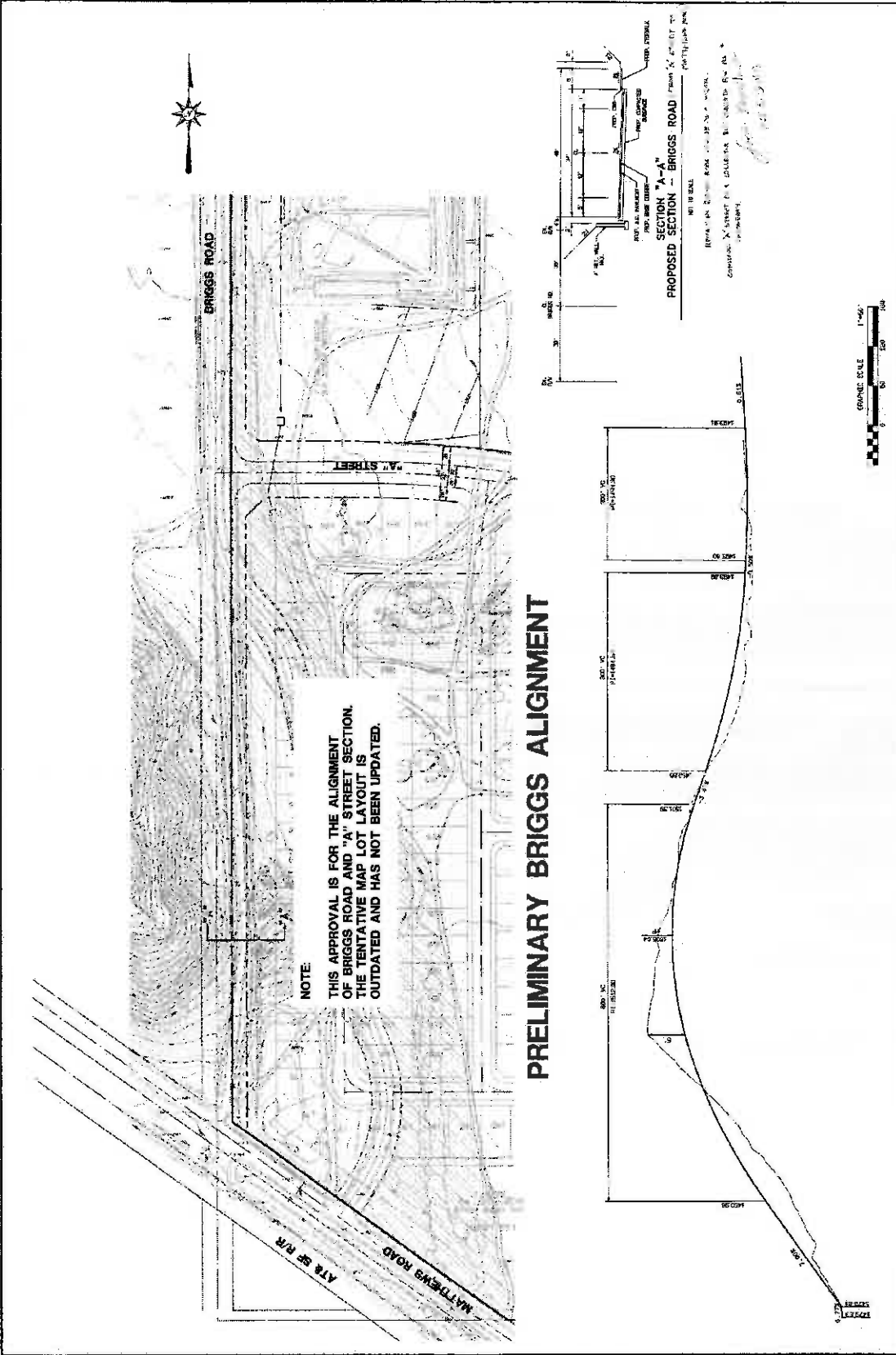
MOUNTAIN GATE
AMENDED MAP NO. 1
BY THE COUNTY OF BERNALILLO
TENTATIVE TRACT MAP 38430
GRADING PLAN AND SECTIONS

SECTION H-H MATTHEWS ROAD



SECTION G-G

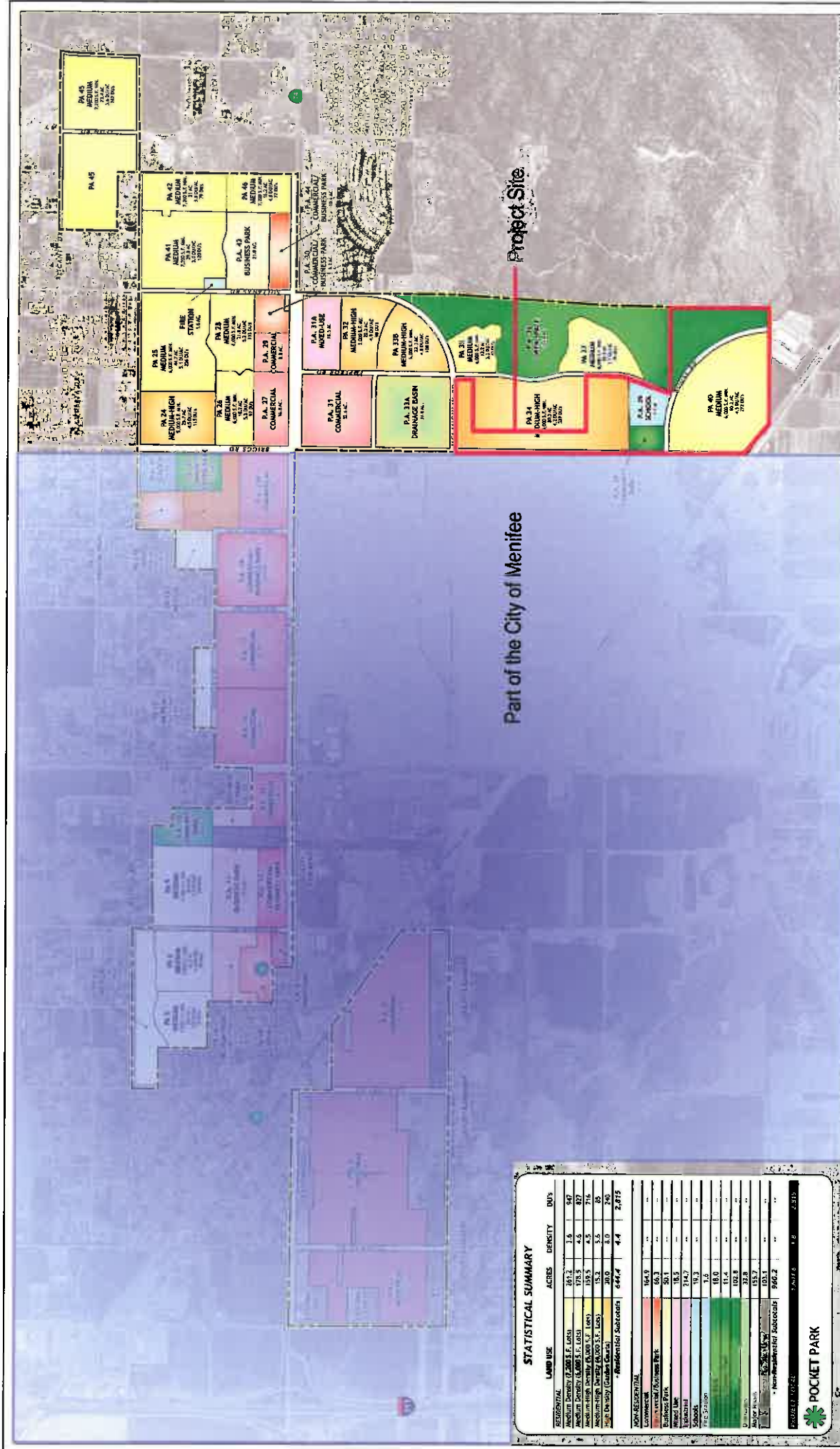




PRELIMINARY BRIGGS ALIGNMENT

NOTE:
 THIS APPROVAL IS FOR THE ALIGNMENT
 OF BRIGGS ROAD AND 'A' STREET SECTION.
 THE TENTATIVE MAP LOT LAYOUT IS
 OUTDATED AND HAS NOT BEEN UPDATED.

OWNER	ADDRESS	COUNTY	CITY/TOWNSHIP	SECTION	RANGE	TOWNSHIP
AMENDED MAP NO. 1						
MOUNTAIN GATE						
IN THE COUNTY OF EVANSVILLE, CALIFORNIA						
TENTATIVE TRACT MAP 38430						
PRELIMINARY BRIGGS ALIGNMENT						
DATE OF PREP.	DATE OF REV.	BY	FOR	SCALE	BY	DATE
11/11/00	11/11/00	WEBB	WEBB	1"=50'	WEBB	11/11/00
CIVIL ENGINEER LICENSE NO. 10000 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA						



Part of the City of Menifee

Project Site

STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DUVs
RESIDENTIAL			
Residential Single-Family (R-SF)	384.2	1.6	642
Residential Medium Density (R-MD)	178.5	4.5	827
Residential High Density (R-HD)	15.2	5.5	85
Residential Medium Density (R-MD)	20.0	8.0	160
Residential Subtotals	644.4	4.4	2,815
NON-RESIDENTIAL			
Commercial	66.9	**	**
Business Park	50.1	**	**
Office	18.5	**	**
Industrial	214.7	**	**
Public Use	3.2	**	**
Public Use	18.0	**	**
Public Use	11.4	**	**
Public Use	102.8	**	**
Public Use	33.9	**	**
Public Use	135.7	**	**
Non-Residential Subtotals	646.2	**	**
TOTAL	1,290.6	3.2	2,815

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42516

Project Case Type (s) and Number(s): Tentative Tract Map No. 36430, Change of Zone No.7780

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite

Telephone Number: 951-955-8631

Applicant's Name: Strata Equity Group LLC

Applicant's Address: 4370 La Jolla Village Drive Suite 960 San Diego CA 92122

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7780 (CZ07780) proposes to formalize the Planning Area boundaries for PA 38, 39, 40 and 34.

Tentative Tract Map No. 36430 (TR36430) proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

Subsequent discretionary approvals for this project will include:

Grading permits

Landscaping permits

Building permits

Wall and fence plans

No off-site improvements are anticipated for this project.

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

C. Total Project Area: 180 acres

D. Background: The Specific Plan was approved in 1994 using EIR No. 329. The first Amendment to the Specific Plan was approved in 2007 using a Mitigated Negative Declaration (EA No. 38625) which also approved Tentative Tract Map No. 29322 in Planning Areas 26 and 28. The second Amendment to the Specific Plan (SP260A2) was approved in 2008 and was processed concurrently with two Tentative Tract Maps, Numbers 34118 and 34600 in Planning Areas with a mitigated negative declaration (EA No. 40275).

II. Data:

Residential Acres: 180

Lots: n/a

Units: 5,354

Projected No. of Residents: 540

Commercial Acres: n/a

Lots: n/a

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres: n/a

Lots: n/a

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

A. Assessor's Parcel No(s): 459-030-010, 461-020-004, 461-020-006

B. Street References: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

C. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 West, Section 18 South West and 19 North West

D. Brief description of the existing environmental setting of the project site and its surroundings: The project site features sandy loam soils and features significant topography. Large portions of the project are flat to the south west of the site, but the north east of the site features large hills. There is little vegetation on the site, except in a swale that features vegetation and potential habitat, these areas are being avoided. Homes have been constructed in the vicinity.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is consistent with the adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.
- 2. Circulation:** The project is consistent with the adopted Specific Plan, will be building out identified streets from the General Plan, it is considered to be consistent with the Circulation Element of the General Plan.
- 3. Multipurpose Open Space:** The project features park space and significant open space. It is consistent with the adopted Specific Plan, it is considered to be consistent with the Multipurpose Element of the General Plan.
- 4. Safety:** The project is proposing residential development, and will not transport any dangerous materials or result in significant use of dangerous chemicals. The project is consistent with the adopted Specific Plan, it is considered to be consistent with the Safety Element of the General Plan.
- 5. Noise:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the Land Use Element of the General Plan.
- 6. Housing:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the Housing Element of the General Plan.
- 7. Air Quality:** The project is proposing residential development that is consistent with the adopted Specific Plan, it is considered to be consistent with the General Plan.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium High Density Residential (MHDR), Community Park, School, and Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan for Specific Plan No. 260A2.

E. Overlay(s), if any: N/A

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley / Winchster Area Plan to the north, east, and south; City of Menifee is to the west.
2. **Foundation Component(s):** Community Development in all adjacent directions
3. **Land Use Designation(s):** Open Space Conservation (OS-C) as reflected in Specific Plan No. 260A2 to the east, Commercial Retail (CR) and Light Industrial (LI) to the south, City of Menifee to the west, and Medium Density Residential (MDR) as reflected in Specific Plan No. 260A2 to the north.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south east

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 260 (Menifee North), as adopted by Amendment No. 2
2. **Specific Plan Planning Area, and Policies, if any:** The project is located within Planning Areas 34, 38, 39, and 40 of Specific Plan No. 260A2

I. Existing Zoning: Specific Plan Zone

J. Proposed Zoning, if any: Specific Plan Zone

K. Adjacent and Surrounding Zoning:

North: Specific Plan Zone (SP 260)
East: Specific Plan Zone (SP 260)
South: Specific Plan and Agriculture Poultry (AP)
West: City of Menifee

IV. 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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

V. 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

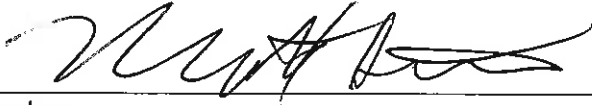
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

5/3/14

Date

Matt Straite, Project Planner
Printed Name

For Juan C Perez, Interim Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329

Findings of Fact:

- a) County Eligible Interstate 215 intersects with Highway 74 approximately 1.5 miles northwest of the Project. The project is not within a scenic highway corridor.
- b) Much of the area within Specific Plan No. 260A2 is flat without scenic resources. However, there are two major rock outcroppings and hillsides within the Specific Plan which are preserved as open space, one is generally located to the east of the project site. No modifications to those hillsides are anticipated. Additionally, Double Butte Park lies to the east of the Menifee North Specific Plan; no modifications to the views of that hillside are anticipated. The project will not damage scenic resources within the tract map project site. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity of the tract map project site. This project site has been graded for development. No significant changes to the impacts on scenic resources are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329.

Findings of Fact:

The entirety of the Specific Plan is within Zone 'B' of Ordinance No. 655. The impact of the Project has been analyzed fully in EIR No. 329 and addenda to the EIR previously. The proposed project will not create any additional impacts or exacerbate those analyzed in previous documents. Accordingly, development standards and conditions of approval imposed on the project will encourage low-pressure sodium lights, and other shielded and limited lighting be utilized in order to reduce impacts on the Mount Palomar Observatory.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329.

Findings of Fact:

- a) This project will comply with lighting standards as established by various Riverside County standards and ordinances. Lighting would be typical of a suburban residential community and would not be regarded as a substantial source of light or glare. Artificial lighting introduced in the Planning Area 38 Community Park also would not be regarded as a substantial source of light or glare. Design guidelines for lighting and nighttime lighting restrictions set forth in approved Specific Plan No. 260 would reduce potential light and glare impacts. No reflective or glare-producing building materials are proposed. New lighting will be introduced with this project, but the impacts to lighting are considered to be less than significant.
- b) The new residences of this project will not be exposed to unacceptable light levels, since the project will comply with established County standards.

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Environmental Impact Report No. 329, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) According to the Riverside County GIS database, the specific plan area is located within areas of Farmland of Local Importance, Farmland of Statewide Importance, Farmland, Prime Farmland, and Other Lands. However, the site has been designated for development by Specific Plan No 260 since 1994; this property was subject to a Specific Plan and Environmental Impact Report which determined that development of this property for urban / suburban development purposes had a greater value than continuing farming activities. In addition, the Tract Map property was included as a portion of Tentative Tract Map (TR 36430) which proposed the development of 340 residential lots between 6,000 and 9,000 square feet on this property. The Project is consistent with the County's General Plan and would not result in farmland conversion impacts beyond the level of impact previously documented in EIR No. 329 (SCH No. 1989100207) and the County's General Plan EIR (SCH No. 2002051143). No new impacts to farmlands will occur as a result of this project.
- b) The zoning for the project site is "SP Zone". Accordingly, the Tract Map is located within Planning Areas 34, 28, 39, and 40 of Specific Plan No. 260A2, which plans for residential uses. The project site is not subject to a Williamson Act Contract, or located within an agricultural preserve.
- c) There are portions of the property within 300 feet of the tract map that are zoned for agricultural uses; therefore it is subject to the "Right to Farm" ordinance. Conditions of approval have been added to the map, however, these are not considered mitigation as they are required by ordinance.
- d) The Tract Map proposes a new subdivision in accordance with the Menifee North Specific Plan. Any impacts related to the altered use of the land were fully addressed in EIR No. 329 and related addenda.

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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland.
- b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming, and has recently been graded for residential use. Therefore, there will be no loss of forest land as a result of this project.
- c) There are no forest lands located in close proximity to the project site. The project site has been graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversion of forest land to non-forest use.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source	<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
emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430,

Findings of Fact:

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing an air quality management plan (AQMP) to insure compliance with state and federal air quality standards. According to EIR 329 for Specific Plan No. 260A2, the map will not conflict with the established 2012 AQMP due to the project complying with the County's General Plan land use designations and population estimates because it will develop the property at densities that are consistent with the existing plans. The current project is also consistent with the population projections and land use designations of Riverside County; and will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are anticipated to be less than significant.
- b,c) The South Coast Air Basin (SCAB) is in a non-attainment status of federal ozone standards, carbon monoxide standards, and state and federal particular matter standards. Any development in the SCAB, including the proposed Project, would contribute to these pollutant violations. The EIR concluded that the construction of the project would comply with standard construction requirements, and although the project would contribute air quality pollutants in the area. The EIR concluded that utilizing standard construction methods and complying with requirements are sufficient to minimize air quality impacts to below a level of significance. Therefore, no new air quality impacts are expected.

The Project is consistent with the County's General Plan and Harvest Valley/Winchester Area Plan land use designations. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. The EIR concluded that there were no new commercial or manufacturing uses within the project site, or would any use generate significant odors. The current project has the same mix of land uses, and therefore no new impacts to sensitive receptors are anticipated.
- e) The project site is not located within close proximity to a substantial point source emitter. Therefore, no impacts are anticipated.
- f) This tentative tract map will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

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

g) Conflict with any local policies or ordinances

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2), Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PDB059452 MSHCP Consistency Analysis dated July 22, 2013.

Findings of Fact:

- a) This project is within an area covered by the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). However, the area of proposed development is not located within a "cell" of the WRCMSHCP. As such, the project is subject to be reviewed against the requirements for habitat assessments for certain biological species. As such, requisite biological studies were conducted on the prior approval on this property, no further studies are required and no further impacts are anticipated. The technical and terminological modifications to the Specific Plan are not anticipated to impact the WRCHMSHCP in anyway.
- b-d)The WRCMSHCP identifies several biological species that are of concern in this area. The current proposal has been reviewed by the Riverside County Environmental Programs Department (EPD). The project site contains areas sensitive to the LA Pocket Mouse. These areas have been detailed on the map itself and conditions require that the areas also be labeled on the Environmental Constraints Sheet (ECS)(50.EPD.1), fencing and monitoring is also required during all construction phases (60.EPD.1, 2 and 3) in addition to a requirement for permanent fencing post construction (80.EPD.1). With this mitigation the project will have less than significant impacts.
- e) The project site does not contain any riparian areas, all potential impacts regarding riparian areas were adequately analyzed in the previous CEQA documents.
- f) The project site does not contain any of the habits that would trigger Section 404 review or requirements.
- g) The proposed project does not conflict with any local policies or ordinances. As explained in A the primary policies pertaining to the site are contained in the MSHCP. As explained, the proposed project is consistent with the policies of the MSHCP.

Mitigation: Biologically sensitive areas have been detailed on the map itself and conditions require that the areas also be labeled on the Environmental Constraints Sheet (ECS)(50.EPD.1), fencing and monitoring is also required during all construction phases (60.EPD.1, 2 and 3) in addition to a requirement for permanent fencing post construction (80.EPD.1).

Monitoring: Monitoring is administered through Building and Safety Plan check process.

CULTURAL RESOURCES Would the project

8. Historic Resources

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PAD4760 Phase 1 Cultural Study dated 8/28/12, PDA04762 Phase 2 Cultural Study dated 11/1/12

Findings of Fact:

- e) According to previously certified EIR No. 329, approved IS/MND No. 38625, and the Project's Phase I Cultural and Paleontological Assessment, no historic sites, structures, or resources exist within the within the southern portion of the Specific Plan. Furthermore, according to a records search conducted during the Phase I analysis, no structures are shown in or within proximity of the Project site parcels on either a 1901 USGS 30' Elsinore or 1942 USGS 15' Perris topographic map. The proposed area of development is not located on a historic site. Therefore, the project will not have any impacts on a historic site.
- f) The project site is not a historic site, therefore, the project will not have a significant change in a historic resource.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, PAD4760 Phase 1 Cultural Study dated 8/28/12, PDA04762 Phase 2 Cultural Study dated 11/1/12

Findings of Fact:

- a-b) The area proposed for development was studied for archeological resources in the original EIR. Additional Cultural Studies have been done specific for the site of the tract map and identified a number of sites that required additional analysis. A Phase 1 Cultural study was done and identified four listed cultural sites that were not considered eligible for California Register of Historical resources. A Phase 2 did a closer surface examination and determined no additional evidence of cultural activity and are not considered unique archaeological resources or historical resources under CEQA. However, subsurface items may still exist that may be exposed during grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. Archeological monitoring of the site is required during all grading activities. With this mitigation, the potential impacts are considered less than significant.

- c) The site is not known to contain to contain human remains. However, the potential exists for the discovery of remains during ground disturbing activities associated with construction. Standard conditions of approval have been added to the project requiring proper procedures should any human remains be encountered. These are standard conditions and not considered mitigation for CEQA purposes.
- d) The area proposed for development is not a religious or sacred site, therefore, no further impacts to religious resources within the proposed Tract Map are anticipated.

Mitigation: Condition of approval 60.Planning.27 and 90.Planning.1 requires Archeological monitoring of the site is required during all grading activities, and a report submitted explain how the monitoring was done.

Monitoring: Monitoring is administered through the Building and Safety Plan check process and by the County Geologist.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The project site was studied for paleontological resources in the original EIR and EA40275. According to EIR No. 329 and IS/MND No. 38625, sediments of the Project area are identified as Quaternary alluvium (Qal) of the Holocene Age. Furthermore, the Riverside County Paleontological Sensitivity Map categorizes the site as "High B", which denotes a high potential for the discovery of paleontological resources in subsurface sediments. Due to these conditions, impacts are considered significant before mitigation. With the mitigation measures listed below, impacts would be reduced to a level less than significant.

Mitigation: Conditions of Approval 70.Planning.1, 60.Planning.4 and 60.Planning.28 require the applicant to retain a paleontologist to create a project specific plan for monitoring grading. Said plan shall also be reviewed by the County.

Monitoring: Monitoring is administered through the Building and Safety Plan check process and by the County Geologist.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

- a) Expose people or structures to potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial adverse effects, including the risk of loss, injury, or death?

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002), and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) The entirety of the Specific Plan is not located near a known earthquake fault. Mandatory compliance to the California Building Code (CBC) requirements pertaining to residential and commercial development will reduce seismic impacts to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The entirety of the Specific Plan is not located near a known earthquake fault. Therefore, it is not anticipated that the development of this project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Addendum to Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) According to the projects geology study, no groundwater was encountered within 50 feet of the surface of the site. However, the soil on the site porous and susceptible to collapse upon

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flooding. Settlement due to liquefaction is anticipated to be negligible; therefore, there is a less than significant impact. As part of construction, all existing low-density and potentially collapsible soil materials would be removed to underlying competent bedrock and receive compacted fill (COA 10.Planning.3) Actual depths and horizontal limits of soil removals would be determined during grading on the basis of in-grading observations and testing performed by the Project geotechnical consultant and/or engineering geologist. Mandatory compliance to the California Building Code (CBC) requirements pertaining to residential and commercial development will reduce the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. With this mitigation, the impacts are less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
- 3.Removal of collapsible soils.
- 4.Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

a) The area of the Specific Plan has several areas of potential groundshaking. These impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have already been discussed in the original Environmental Impact Report No. 329 and its addenda. For the tentative map site, the geology study conducted for Tentative Tract Map No. 36430 concluded that no documented active faults are known to traverse toward the subject site and the potential for ground rupture at the site is considered to be low.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) The area of the Specific Plan has several areas determined to be subject to various intensities of landslide risk. These impacts have already been discussed in the original Environmental Impact Report No. 329 and its addenda. The geology study done for the map area concluded:
- 1.No documented active faults are known to traverse toward the subject site.
 - 2.The potential for ground rupture at the site is considered to be low.
 - 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
 - 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
 - 5.The potential for landsliding due to seismic shaking is considered low.
 - 6.The potential for rockfall exists at this site.
 - 7.Rippability of the bedrock materials will be a major economic consideration for this project.
 - 8.Significant excavation depths are anticipated to require blasting.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. The porous soils encountered on the site present a significant hazard of collapse upon flooding.

10. Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1 (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Because the potential for rockfall exists at the site some mitigation is required. The design of the project addresses rockfall with a ditch along the slopes. In addition a street runs along the edge of the slopes, to further protect the homes. Additional mitigation has been added, see below. With mitigation, the impacts are considered less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

1. To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
2. Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
3. Removal of collapsible soils.
4. Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The area of the Specific Plan has several areas determined to be subject to various ground subsidence issues. These impacts have already been discussed in the original Environmental Impact Report No. 329 and its addenda. The geology study done for the map area concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.
- 9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.
- 10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Because the potential for rockfall exists at the site some mitigation is required. The design of the project addresses rockfall with a ditch along the slopes. In addition a street runs along the edge of the slopes, to further protect the homes. Additional mitigation has been added, see eblow. With mitigation, the impacts are considered less than significant.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

- 1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
- 2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Removal of collapsible soils.

4. Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO 1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

a) A geological study was done for the project map project site. The study concluded that there were no 'other' impacts that will create any significant impacts. The technical and terminological modifications to the Specific Plan will not modify those findings of fact or the mitigation measures.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The existing topography of the proposed Project site is nearly level (for the areas proposing development); elevations range from approximately 1,550 feet above mean sea level (MSL) to approximately 1,450 feet above MSL. No unique topographical features are present on the property. Construction proposed on the Project site would not substantially change the site's topography. Maximum indication of all cut and fill slopes are proposed to be 2 horizontal to 1 vertical. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.

b) The project area features significant topography. The areas proposed for development have mild grades, and an open space area is designed to remain a steep hillside with potential rockfall issues. There will be slopes over 10 feet and steeper than 2:1. These were addressed in the Geology study which concluded:

- 1.No documented active faults are known to traverse toward the subject site.
- 2.The potential for ground rupture at the site is considered to be low.
- 3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.
- 4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
- 5.The potential for landsliding due to seismic shaking is considered low.
- 6.The potential for rockfall exists at this site.
- 7.Rippability of the bedrock materials will be a major economic consideration for this project.
- 8.Significant excavation depths are anticipated to require blasting.
- 9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.
- 10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

Additional mitigation has been added, see below. With mitigation, the impacts are considered less than significant.

c) The area proposed for development is proposed to be serviced by Eastern Municipal Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation:

Condition of approval 10.PLANNING.3 requires that TR36430 implement all recommendations of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO No. 2300, conducted for Tentative Tract Map No. 36430, including:

1. To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.
2. Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.
3. Removal of collapsible soils.
4. Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

Monitoring: Implementation of the mitigation measures will be administered through the Building and Safety Plan check process.

18. 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 risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002) and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) The project has done a Water Quality Management Plan, and a hydrology study. These have resulted in design features, incorporated into the project design, that mitigate any soil loss or erosion. There will be no impacts.
- b) According to the geo study done for the project site, the project is not located on expansive soil. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations. There will be no impacts.
- c) The project is not proposing septic systems and there are no other soil related risks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, GEO1097 ('Geotechnical Evaluation for Winchester Hills – Tentative Tract 36430, Hemet Area, Riverside County, California', dated August 12, 2002.), WQMP, Flood Control review and GEO 2300 prepared by Inland Foundation Engineering, Inc. (IFE) dated June 19, 2012.

Findings of Fact:

- a) Short-term erosion would occur during Project grading and construction. Erosion control measures are required by the County and the Regional Water Quality Control Board (RWQCB) to limit the amount of soil and sediment material that would leave the site boundaries. The Project site does not contain any river channels, streams or lakebeds, nor is it near enough to a river channel, stream or lakebed to have a significant erosional effect.
- b) Due to the slight level of erosion and slight to moderate runoff for the on-site soil types, the Project site does not naturally experience much erosion; however, grading activities associated with the proposed Project would increase soil erosion and runoff in the short-term. Development of the property would result in an increase of impermeable surfaces which could increase off-site water erosion. Erosion would be controlled part of the required Storm Water Pollution and Prevention Plan (SWPPP) that would incorporate Best Management Practices (BMP's) during construction. Following development of the property and the introduction of impervious surfaces and landscaping, erosion and loss of top soil would be substantially reduced. The Project is required to comply with the National Discharge Elimination System (NPDES) requirement to obtain a construction permit from the State Water Resources Control Board (SWRCB). The owner operator can comply by submitting a Notice of Intent (NOI), developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. As NPDES requirements are applicable to all development over 1 acre in size, they are not considered mitigation for CEQA implementation purposes.

The Riverside County Flood Control and Water Conservation District has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Conditions of Approval have been issued to ensure erosion impacts are reduced to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact: According to the County General Plan, the Project site lies outside of the County's mapped Wind/Erosion and Blowsand areas. However, the site is currently subject to wind erosion when soils are exposed during harvest and tilling of the onsite agricultural fields under existing conditions. During Project construction, the site would not be exposed to any increased wind erosion above that which already occurs under existing conditions. Implementation of the proposed Project would result in development of the property, thereby eliminating exposed, unvegetated soils and reducing the potential for wind erosion. Impacts are considered less than significant and do not require mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

20) Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, California Climate Action Registry. Greenhouse Gas Impact Analysis by Webb and Associates dated September 2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a,b) Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. Riverside County requires that any analysis of greenhouse gases (GHGs).

The Greenhouse Gas Study concluded that although there are no adopted federal, state, or local quantitative thresholds for the region, the County of Riverside is using the AB 32 reduction target of 28.4 percent as a threshold of significance. The proceeding analysis indicates that in 2020 the proposed Project will emit 5,629.78 MTCO₂E /year. In 2020, the proposed Project along with implementation of statewide GHG reduction measures would result in a 28.4 percent reduction compared to the BAU emissions level (7,862.23 MTCO₂E/year), which achieves the AB 32 reduction target, without accounting for the additional GHG reductions resulting from the Project's use of recycled water. Therefore, the Project has demonstrated compliance with AB32 and no additional analysis or mitigation is required.

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 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The area proposed for development is a residential subdivision within an existing specific plan. As a result, the current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- b) The area proposed for development is a residential subdivision within an existing specific plan. Although it is conceivable that an industrial accident may occur during the course of construction of the project causing spillage, it is not anticipated to be a significant risk. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- c) The design of this project has been approved by the Riverside County Fire Department. The Fire Department has determined that the project has been designed so that emergency services can adequately service the project. Therefore, the project will not physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The area proposed for development is a residential subdivision. As a result, incremental increases in household chemicals and waste are anticipated. However, these increases are mitigated by compliance with standard practices such as recycling and green waste disposal. There are two proposed schools near the project site; one to the north in Planning Area 12 and the other to the south in Planning Area 19. However, the standard use, transport, and waste of household chemicals are not anticipated to negatively impact those proposed school sites. The modifications to the specific plan are technical and terminological in nature, and thus will not have any impact on hazardous materials or their transport. In short, the current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.
- e) The specific plan area, and Tentative Tract Map No. 36430 are not located on the State-generated list of hazardous materials sites (Cortese List).

Mitigation: No mitigation required

Monitoring: No monitoring 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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-d) SP 260(A2) is affected by Areas of Change 1, 2, and 3 located within the southern-most portion of the March Air Reserve Base Area of Influence; however the proposed map is outside any influence areas. This was identified in the previous EIR.

Mitigation: No monitoring required.

Monitoring: No monitoring required.

23) Hazardous Fire Area

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a) According to County General Plan Figure S-11 "Wildfire Susceptibility," the proposed Project site is not located within a wildfire susceptibility zone. No wildlands are located adjacent to the site. The proposed Project would adhere to County Fire Department standards and requirements. As a standard Condition of Approval, any implementing project within the Specific Plan will be required to provide proper fuel modifications and access for emergency services as required by the Fire Department and Riverside County Ordinance No. 787.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24) Water Quality Impacts

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

b. Violate any water quality standards or waste discharge requirements?

c. Substantially deplete groundwater supplies or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, EA41776

Findings of Fact:

a-h) The Tract Map will not alter flows or drainage for the area, will not impact previous regional drainage plans, will not violate any water quality standards (as it will comply with its WQMP), it will not deplete water supply in the area, the residential units have been factored into the demand for the region long ago when the Specific Plan was approved, it will not create runoff that will not be mitigated by the design of the project as indicated by Flood Control, it will not place structures in the 100 year flood plain, as previous CLOMAR maps have revised the flood plain limits to exclude the map area, and new BMP's will be required. The Specific Plan Substantial Conformance will not be altering the design of the Specific Plan in any that will change or alter the previously approved drainage design.

As outlined previously, the design of the Tract has been approved by the Riverside County Flood Control District which explained:

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches.

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

To comply with the WQMP a "Project Specific" WQMP will be required. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland 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. It is likely that the obligation under the CFD would replace the ADP fee requirement.

Riverside County Flood Control has conditioned the project to submit improvement plans, grading plans, erosion control plans, to pay Area Drainage Plan fees, and to submit a final WQMP prior to the issuance of grading and building permits (60.Flood Ri.1 through 60.Flood Ri.8 and 80.Flood Ri.2 through 80.Flood Ri.4). These are standard conditions of approval that are not considered mitigation measures.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25) Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430, EA 38611

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

a) No stream or river course would be modified with implementation of the proposed Project. The proposed Project would alter existing micro-drainage patterns because the sheet-flow drainage patterns that exist on the Project site currently flow to storm drain systems that are not within the Specific Plan boundaries. Pre-development surface runoff within and near the site generally flows from the hillside. Specific Plan No. 260 includes a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. The drainage facility from the site would be a concrete pipe; therefore, site runoff would not impact erosion in the proximate receiving drainage facility.

b) The only receiving water that is included on the 303(d) list of impaired water bodies and to which the Project would contribute flow is Canyon Lake, located several miles south of the Project site. The lake is impaired for nutrients and pathogens. Primary sources of nutrients in urban runoff are fertilizers and eroded soils. The contribution of eroded soils and agricultural fertilizers to Canyon Lake would be reduced by implementation of the Project because agriculture uses would be discontinued and the amount of bare soil would be greatly reduced. Pathogens (bacteria and viruses) are proliferated by the transportation of animal or human fecal wastes, which would not be emitted by the proposed Project. The current proposed project is consistent with the Specific Plan and all impacts were analyzed in the EIR and the previous mitigated negative declarations.

Upon implementation of TR36340, development would result in an increase in the amount of urban pollutants that would be washed off the site's impervious surfaces during rainfall events. Urban runoff is considered a "non-point" source of water pollution; unlike "point" source wastes, "non-point" sources cannot be quantified through flow measurement, sampling, and analysis techniques.

The WQMP prepared for TR 36340 specifies Best Management Practices (BMPs), which would control and remove pollutants typically associated with urban runoff. To accomplish this, the WQMP proposes a series of bio-swales and water quality basins. The majority of the surface runoff would be directed to these features for filtration prior to entering the receiving facilities. In addition, grass-lined and vegetated swales are proposed in the landscape areas and along some portions of the site perimeter for filtration. Compliance with the WQMP's would be assured as a standard condition of Project approval, and as a condition of the required NPDES permit.

c) The Project does not propose to extract groundwater directly from any existing or proposed water well. Therefore, the Project would not directly deplete groundwater supplies. Domestic water would be supplied to the site by EMWD. The Project is consistent with EMWD's Urban Water Management Plan and would not generate a demand for water usage beyond that which has been planned for by EMWD. The site does not serve as a water aquifer recharge area and development of the Project would not interfere with groundwater recharge.

b) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation is required.

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

LAND USE/PLANNING Would the project

26) Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a) The project will not change any of the land use designations on either of the properties as established by the Specific Plan.

After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. This will not alter the land use patterns in any way.

b) This project is not within a City Sphere of Influence. Therefore, this project will not have an impact on developments on an adjacent city; or modify any city or county boundaries.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

27) Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

- a) The proposed map is fully consistent with the Specific Plan zoning requirements.
- b & c) To the west of the site is the City of Menifee. The City zoning contiguous to the site calls for medium density development. This project is consistent with this zoning. To the east and north is the Specific Plan zoning, and the project is consistent with the SP zoning. To the south is Agriculture Poultry zoning. The project has been designed with buffers to this property, including roadways.
- d) After the approval of the 2003 General Plan, Specific Plans are considered an extension of the General Plan. This project is fully consistent with the Specific Plan and by extension, the General Plan. This will not alter the land use patterns in any way.
- e) The project site for Tentative Tract Map No. 36417 is designated as 'Medium Density Residential (2-5 du/ac); per proposed Planning Areas 15 within Specific Plan No. 260A2. The proposed Tentative Tract Map proposes to subdivide 51.43 acres into 244 residential lots. This calculation translates into a density of 4.74 dwelling units / acre; which is within the density range allowed by the General Plan.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) There are no known mineral resources in the project vicinity.
- b) The project will not result in the loss of availability of locally-important mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) There is no surface mine in the project vicinity.
- d) There are no proposed, existing, or abandoned quarries in the project vicinity.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

29) Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) This project is not within an airport land use plan or within two miles of a public or private airport.
- b) The project site not within the vicinity of a private airstrip.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30) Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

This project is not within vicinity of any railroads.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

31) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project is not in close vicinity to a State or Federal Highway.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32) Other Noise

NA A B C D

Source: Project Application Materials, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33) Noise Effects on or by the Project

a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329., Winchester (Tract 36430) Final Noise Study dated February 22, 2006; Tentative Tract Map No. 36430 Noise Impact Analysis dated September 5, 2013

Findings of Fact:

- a-b) One portion of the project proposes a residential subdivision in accordance with the Menifee North Specific Plan. As such, it will incrementally and permanently increase the amount of ambient noise in the area. However, the amount of noise has been evaluated in the Specific Plan No. 260A2. No unanticipated ambient noise sources are anticipated.
- c) One portion of the project proposes a residential subdivision in accordance with the Menifee North Specific Plan.

It should be noted that the noise study was prepared for Tentative Tract Map No. 36430, which proposed residential development directly adjacent to Briggs Road. The study concluded that the proposed wall and fence plan for the project was adequate to address any noise concerns the project could present. A six foot high masonry block wall (or combination wall) is required along the western Boundary (along Briggs Road); additionally a similar wall is required along the northern site boundary along McLaughlin Road. Because the design of the project is addressing the noise concerns these walls are mitigating the noise and no other mitigation is required. Additionally, the noise study recommended the following mitigation in addition to the walls:

- Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
- All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
- During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
- In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
- No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.

The above mitigation is required pursuant to condition of approval 10.Planning.20

- d) Upon completion of the project, future residences will be exposed to ground-borne noises and ground-borne vibrations caused by typical urban / suburban uses in the general vicinity. However, these noises and vibrations are not anticipated to be significant.

Mitigation: The project will be required to comply with all recommendations of the noise study- "Tentative Tract Map 36340, Noise Study, County of Riverside, California" dated September 5, 2013 as outlined in COA 10.Planning.20.

Monitoring: The project will be monitored through the building permit process.

POPULATION AND HOUSING Would the project

34) Housing

a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- This project is designed to be responsive to the housing market, and is thus meant to provide a mix of housing types that can be obtained by buyers of a variety of incomes.
- The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- This project is not within a County Redevelopment Area. Therefore, it is not anticipated to affect a County Redevelopment Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) This project is being developed in accordance with the Menifee North Specific Plan, which was originally approved in 1997. As such, the current Housing Element of the Riverside County General Plan (adopted in 2004) used this Specific Plan as part of that analysis. Therefore, the project is consistent with the Housing Element of Riverside County, and local housing projections.
- f) The project proposes new housing in an area that is currently not developed. However, this project is being proposed in accordance with the existing Specific Plan for which an EIR was prepared which analyzed this issue. Although this project is proposing new residences in the project area; it is consistent with population projections for this area. No unanticipated population growth is expected as a part of this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

35) Fire Services

Source: Riverside County General Plan Safety Element, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project has been reviewed by the Riverside County Fire Department. The Fire Department has approved of the design of this project. In addition, the tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Fire Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36) Sheriff Services

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Sheriff Department facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37) Schools

Source: Hemet Unified School District correspondence, GIS database, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

The tentative map will require the payment of school fees prior to the issuance of building permits. These fees are used for long-term planning of school district facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38) Libraries

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of library facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

39) Health Services

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Health services are a factor of the public market system in Riverside County. The County does have County administered medical facilities, but the project will not be directly contributing to these in any way. The future residents of the tract will be contributing to these facilities through taxes. This is less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

40) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-b) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are also new active recreational facilities (i.e. parks) within the project site, designed in accordance with the requirements of the Specific Plan and previously analyzed in the Specific Plan EIR. All parts of the proposed map are connected to the project site through the proposed trail system.

c) The project is located within the Valley-Wide Parks District. As such, it will be required to pay Quimby Fees to the Valley-Wide Parks District prior to building permit occupancy.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

41) Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Open Space and Conservation Map for Western County trail alignments, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project includes a new trail at the eastern end of this project. This trail is intended to tie into the trail system to the north and to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading.

Mitigation: No further mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42) Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The Transportation Department has reviewed the traffic study submitted for the proposed project. The study has been prepared in accordance with the County-approved guidelines. The existing roads in the area along with the proposed road and signal improvements will adequately serve the increased traffic created by the project
- b) The proposed project will not result in inadequate parking capacity as it is consistent with the zoning requirements for parking.
- c) The traffic study indicated that it is possible to achieve a Level of Service "C". The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not result in a change in air traffic patterns as it is not near an airport.
- e) The project will not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature as the project meets all the transportation standards and requirements for safe design.
- g) All schedule "A" tract maps as established by Ordinance 460 are required to make these improvements. These standard requirements are not considered mitigation for CEQA implementation purposes.
- h) There may be temporary traffic delays during street improvements to Briggs Road but the delays will cease upon completion of construction.
- i) The project will not result in inadequate emergency access or access to nearby uses.
- j) The project will not conflict with policies supporting alternative transportation. The project has been designed to promote pedestrian and bicycle use.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

43) **Bike Trails**

Source: Riverside County General Plan, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

This project includes a new trail within the eastern end of this project. This trail is intended to tie into the trail system to the north and to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading and is consistent with the Specific Plan requirements therefore consistent with the previous CEQA for the Specific Plan.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

44) Water

a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-b) Water services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

45) Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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commitments?

Source: Department of Environmental Health Review, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-b) Sewer services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

46) Solid Waste

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

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a,b) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

47) Utilities

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

a) Electricity?

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

Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon wireless for communication systems service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.

d) Specific Plan No. 260A2 features a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. The Project's drainage plan has been designed to be compatible with the Winchester Hills Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EMWD in the MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and inlets), or would not involve physical environmental impacts beyond those already planned by the MDP.

Street lighting installed by the Project would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

The Project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

No other known government services would be adversely affected by development of the Project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

48) Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Findings of Fact:

- a) The proposed Project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency.

Mitigation: No mitigation is required

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

49) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

50) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

51) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application, Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2, Mitigated Negative Declaration (EA No. 38625)(for SP260A1), Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329, Environmental Impact Report No. 329, site visits, Tentative Tract No. 36430

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

VII. 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 No. 329,
- PAD4760 Phase 1 Cultural Study dated 8/28/12,
- PDA04762 Phase 2 Cultural Study dated 11/1/12
- Specific Plan No. 260 (Menifee North) as shown on Amendment No. 2,
- Mitigated Negative Declaration (EA No. 38625)(for SP260A1),
- Mitigated Negative Declaration (EA No. 40275)(for SP260A2) and EIR No. 329

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

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

VIII. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TR36430 Addendum.docx

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

RECOMMND

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres
- 947 dwelling units

Medium Density Residential (6,000 sq ft lots) - 178.5 acres
- 827 dwelling units

Medium High Density Residential (5,000 sq ft lots) - 159.5
acres - 716 dwelling units

Medium High Density Residential (4,000 sq ft lots) - 15.2
acres - 85 dwelling units

High Density Residential (Garden Courts) - 30.0 acres - 240
dwelling units

Commercial - 164.9 acres

Commercial/Business Park - 66.3 acres

Business Park - 50.1 acres

Mixed Use - 18.5 acres

Industrial - 214.7 acres

Active Parks - 29.4

Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes to:

1) divide and redesignate Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts - Planning Area 7B);

2) redesignate Planning Area 10 from Low Density Residential to Community Park;

3) combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park / Center, and redesignate Planning Area 23 into High Density Residential (Planning Area 23A - Garden Courts) and Commercial (Planning Area 23B)

4) increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from commercial land uses to residential land uses; and

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description (cont.) RECOMMND

5) minor modifications to various planning area boundaries.

10. EVERY. 3 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 5 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

10. EVERY. 6 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 8 SP - LIMITS OF SP DOCUMENT RECOMMND

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.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10. EVERY. 9 SP - SP Document RECOMMND

Specific Plan No. 260 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. 329 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 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.

10. EVERY. 10 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

10. EVERY. 11 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10. EVERY. 11 MAP - HOLD HARMLESS (cont.)

RECOMMND

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 12 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36430 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36430, Amended No. 1, dated 11/27/13.

EXHIBIT W = Wall and Fence Plan for TR36430 dated 1/21/14

EXHIBIT P = Conceptual Phasing Plan for TR36430 dated 1/21/14

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10. EVERY. 12 MAP - DEFINITIONS (cont.) RECOMMND

EXHIBIT M = Conceptual Maintenance Plan for TR36430 dated 1/21/14

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

10. EVERY. 13 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

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.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

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.

10.BS GRADE. 6 MAP - GENERAL INTRODUCTION RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 9 MAP - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 11 MAP - NPDES INSPECTIONS RECOMMND

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

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

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 12 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 13 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 14 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 16 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.BS GRADE. 17 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 18 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 24 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 28 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 29 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 RETENTION BASINS - NO VECTORS RECOMMND

All retention basins shall be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

10.E HEALTH. 2 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36430 is proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.E HEALTH. 2 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 3 TR#36430 - GENERAL COMMENTS RECOMMND

All existing onsite wastewater treatment system and/or existing wells shall be properly removed/abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 4 ENV CLEANUPS PROGRAM -COMMENTS RECOMMND

If previously unidentified contamination or the presence of naturally-occurring hazardous substances are discovered at the site, the County of Riverside, Environmental Cleanup Programs (ECP) shall be contacted immediately. Additional assessment, investigation, and/or cleanup may be required. For further information, please contact ECP at (951) 955-8982.

10.E HEALTH. 5 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Kunzman Associates, Inc.
1111 E. Garry Street
Santa Ana, CA 92705

Noise Study: "Tentative Tract Map No. 36430 Noise Impact Analysis" dated September 5, 2013"

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36430 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 30, 2013.
c/o Steve Hinde (RivCo Industrial Hygienist).

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

FIRE DEPARTMENT

10.FIRE. 1 SP-#56-IMPACT MITIGATION RECOMMND

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FIRE. 2 SP-#87-OFF-SET FUNDING RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 3 SP-#95-HAZ FIRE AREA RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#71-ADVERSE IMPACTS RECOMMND

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.

10.FIRE. 5 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 6 SP-#96-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FIRE. 6 SP-#96-ROOFING MATERIAL (cont.) RECOMMND

Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 7 SP-#97-OPEN SPACE RECOMMND

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.

10.FIRE. 8 SP-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 9 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. 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 rgional intergrated fire protection response system.

10.FIRE. 10 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 11 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FIRE. 11 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

This is a proposal to develop 1604.6 acres for residential, commercial, industrial and open space use in the Romoland area. The site is located along Highway 74.

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

To comply with the WQMP a "Project Specific" WQMP will be required. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland 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. It is likely that the obligation under the CFD would replace the ADP fee requirement.

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map 36430 is a proposal to divide 180 acres into residential lots, a park site, a school site, and open space lots in the Homeland area. The site is located along the east side of Briggs Road between McLaughlin Road and Matthews Road. This site is the remaining phases (Phase 3, 4, 5, and 6) of previously approved and now expired Tract Map 28801. Only Phase 1 and 2 of Tract Map 28801 have been improved and recorded. Tract Map 36430 is associated with Specific Plan 260 and Change of Zone 7780.

The site is impacted by stormwater runoff from the Homeland/Juniper Flats area that flows in a broad shallow floodplain across McLaughlin Road and runs westerly. Most of the runoff crosses Briggs Road and escapes west, while some continues to flow south along Briggs and eventually crosses the railroad tracks southeast of the property. The Zone A floodplain impacts the western portion of the site along Briggs Road as delineated on Map Number 06065C2060G effective date August 28, 2008 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The floodplain is generated from almost the entire Homeland/Juniper Flats area, as well as from the hills immediately to the east and would be alleviated once the backbone infrastructure of Homeland/Romoland Master Drainage Plan MDP Line 1/Line A system is constructed. Ultimately, Line 1/A system of the Homeland/Romoland Master Drainage Plan would collect this offsite runoff and convey it west to the San Jacinto River.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

In order to protect public health and safety, Lots 99-150 (all Phase F) and Lots 151-176 (the western portion of Phase 2) would not be permitted to be developed until the ultimate Line 1/A drainage system improvements are constructed and functional (complete with Juniper Flats and Briggs Basins). Recordation of these lots will not be permitted until the Letter of Map Revision (LOMR) is obtained from FEMA to prevent the residents from being impacted by the floodplain.

A portion of Emperor Road was constructed as part of Tract Map 28801 to serve as a barrier and means of collecting the tributary flows from the hills to the east. The tributary runoff would be collected in interior storm drains and conveyed through the project to the onsite detention basin.

This barrier design concept is also proposed in this tract map as the developer proposes to construct the extension of Emperor Road and "A" Street. Additionally, the street layout design shall have an emergency escape for stormwater runoff to protect the residential structures from flood damage.

The development of this property shall be coordinated with the adjacent development to the east (Tract Map 30972). Tract Map 30972 is currently in the improvement plan stage for their drainage infrastructure, which would collect the tributary offsite stormwater runoff for this development in a storm drain. If this storm drain is not constructed by the time this development intends to construct, then a similar drainage facility will need to be designed to collect and convey this tributary offsite runoff to the basin. This may require the construction of temporary drainage facilities or offsite construction and grading, which would require a drainage easement to be obtained from the affected property owner.

There is an existing basin that was constructed to mitigate the increased runoff from the development of Tract Map 28801-1 and -2 and is located within the proposed park site. The developer intends to enlarge the existing basin to mitigate the increased runoff and water quality impacts caused by the northern portion of this development and make it a dual-use park/basin. The basin shall also still mitigate the impacts of increased runoff from Tract Map 28801-1 and 28801-2 as it was originally intended. Another basin is proposed near the southwest corner of the site to

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

mitigate impacts of water quality and the incremental increased runoff for the southern portion of this development. A viable maintenance mechanism for the basins will be required prior to the issuance of any permits or recordation of the map. Generally, this would mean a CSA, Valley Wide, landscape district, parks agency or commercial property owner association. Residential homeowner associations are discouraged.

All onsite and most tributary offsite stormwater runoff is routed through the basins before it leaves the site. The stormwater runoff is discharged on to the property to the south and eventually drains southeast to an existing culvert under Matthews Road and the railroad near the southeastern corner of the property. As proposed, the proposed drainage plan would concentrate flows on the property immediately downstream. Permission from affected property owner(s) between the project site and the culvert must be obtained prior to the issuance of any permits or recordation of the map. If such permission cannot be obtained, then the project's street and lot grading shall be redesigned in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

A cursory review of the preliminary drainage study submitted to the District in February 2014 indicates that there appears to be adequate area to increase the size of the basins if necessary.

10.FLOOD RI. 4 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 5 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 10 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 13 MAP INCREASED RUNOFF RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FLOOD RI. 14

MAP INCREASED RUNOFF CRITERIA

RECOMMND

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

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

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.

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.

PARKS DEPARTMENT

10.PARKS. 1 MAP - PARK PLAN RECOMMND

The applicant shall provide park plan for the park site to the Riverside County Regional Park and Open-Space District for review and approval.

10.PARKS. 2 MAP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of 160th building permit or Phase I construction

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PARKS. 3 MAP - TRAIL GRADING (cont.) RECOMMND

whichever occurs first.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES RECOMMND

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.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process.

10.PLANNING. 3 MAP - GEO02300 RECOMMND

County Geologic Report (GEO) No. 2300 submitted for this project (TR36430) was prepared by Inland Foundation Engineering, Inc. (IFE) and is entitled: "Preliminary geotechnical Report Update, Tentative Tract Map No. 36430, Briggs Road, Homeland Area, Riverside County, California", dated June 19, 2012. In addition, IFE prepared the following:

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02300 (cont.)

RECOMMND

"Response to County review Comments - County Geologic Report No. 2300, Preliminary Geotechnical Report Update, Tentative Tract Map No. 36430, Briggs Road, Homeland Area, Riverside County California", dated November 13, 2012.

"Response to County review Comments - County Geologic Report No. 2300, Preliminary Geotechnical Report Update, Tentative Tract Map No. 36430, Briggs Road, Homeland Area, Riverside County California", dated December 14, 2012.

These documents are herein included as a part of GEO02300.

GEO02300 concluded:

1.No documented active faults are known to traverse toward the subject site.

2.The potential for ground rupture at the site is considered to e low.

3.Liquefaction analysis indicates Factors of Safety exceeding 2.0 within the groundwater zone.

4.The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.

5.The potential for landsliding due to seismic shaking is considered low.

6.The potential for rockfall exists at this site.

7.Rippability of the bedrock materials will be a major economic consideration for this project.

8.Significant excavation depths are anticipated to require blasting.

9.The porous soils encountered on the site present a significant hazard of collapse upon flooding.

10.Slopes excavated into bedrock not exceeding 40 feet in overall height and having a maximum gradient of 2:1` (H:V) are expected to be stable and generally favorable, from an engineering geologic standpoint.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02300 (cont.) (cont.)

RECOMMND

GEO02300 recommends:

1.To mitigate the rockfall hazard at the site: remove of all loose and potential unstable rocks. Secure/stabilize the rocks in place by using bolts or anchors. Construct an impact wall and/or use wire netting. Relocate the affected building pads out of the rockfall hazard area. Provide "green-belt zones, catchment basins, and/or retaining walls/fences.

2.Performing additional rippability studies to verify the excavation characteristics of the bedrock is highly recommended.

3.Removal of collapsible soils.

4.Blasting impacts analysis should be performed by a qualified blasting consultant retained by the owner/developer.

GEO No. 2300 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 230 is hereby accepted for Planning purposes. Engineering and other Uniform 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 City upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the referenced rockfall, blasting, and collapsible soils as described elsewhere in this conditions set.

10.PLANNING. 4 MAP MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The maximum height of any building is 35 feet.
- g. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- h. The minimum parcel size is 5,000 square feet.
- i. No more than 60% of the lot shall be covered by structure.

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP- REQUIRED MINOR PLANS

RECOMMND

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

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

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

10.PLANNING. 15 MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to the Specific Plan Standards and Guidelines.

10.PLANNING. 16 STKP- OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 18 MAP - PDA04762 RECOMMND

County Archaeological Report (PDA) No. 4762R1 submitted for this project (TR36430) was prepared by BCR Consulting LLC and is entitled: "Phase II Archaeological Testing Report; Mountain Gate Project Tentative Tract Map No. 36430 (120.18 acres) Assessor Parcel Numbers 459-030-010, 461-020-004, and 461-010-006. Unincorporated Riverside County, California," dated January 29, 2014.

This report was accepted and the document is herein incorporated as a part of the record for project.

10.PLANNING. 19 MAP - GRADING MONITORING RECOMMND

Grading Monitoring Program

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project.

The Monitoring Plan shall include, but shall not be limited to, the following guidelines:

(1) The applicant/developer shall contract with a Native American monitor to be involved with the grading monitoring program.

(2) The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

(3) The project archaeologist shall monitor all areas identified for development including off-site improvements.

(4) An adequate number of monitors (archaeological/historical/Native American) 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.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - GRADING MONITORING (cont.)

RECOMMND

monitor(s) shall be onsite as determined by the Project Archaeologist. 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 in consultation with the Native American monitor.

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

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

(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. 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.

(11) Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - GRADING MONITORING (cont.) (cont.) RECOMMND
construction.

10.PLANNING. 20 MAP - NOISE MITIGATION RECOMMND

The Noise study by Kunzman Associates done for the project requires the following as mitigation:

1)Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

3) During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

4) In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.

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

6) If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 7 MAP-IMP CREDIT/REIMBURSEMENT RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 8 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

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:
Bonnie Drive (EW)

I-215 Northbound Ramps (NS) at:
Matthews Road (SR-74) (EW)

Trumble Road (NS) at:
Matthews Road (SR-74) (EW)

Sherman Road (NS) at:
Matthews Road (SR-74) (EW)

Antelope Road (NS) at:
Matthews Road (SR-74) (EW)

Palomar Road (NS) at:
Pinacate Road (SR-74) (EW)

Menifee Road (NS) at:
Pinacate Road (SR-74) (EW)

Briggs Road (NS) at:
Pinacate Road (SR-74) (EW)
McLaughlin Road (EW)
Meadow Oaks Street (EW)
A Street (EW)
Matthews Road (EW)
Grand Avenue (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.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.TRANS. 9 USE LANDSCAPE RQMTS (LS)

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 10 MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.],

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.TRANS. 10

MAP - SUBMIT FINAL WQMP (cont.)

RECOMMND

and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

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

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

10.TRANS. 11

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

10. GENERAL CONDITIONS

10.TRANS. 11 MAP - WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 12 MAP - BMP MAINT & INSPECTION RECOMMND

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

-OR -

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

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.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP - EXPIRATION DATE RECOMMND

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.

30. PRIOR TO ANY PROJECT APPROVAL

PARKS DEPARTMENT

30.PARKS. 1 MAP - PROJECT APPROVAL RECOMMND

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.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY MET

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.) MET

and submittal of review fees is required All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) MET

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 EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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."

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS (cont.) NOTAPPLY

Executive Office - CSA Administrator 2 copies
Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT MET

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.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD MET

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 PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

Residential projects shall submit an acoustical study for evaluation of adjacent traffic noise. Commercial and Industrial projects shall submit an acoustical study to evaluate the potential noise impacts of the proposed use on any neighboring residential areas or other sensitive receptor.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - ACOUSTICAL STUDY REQD (cont.) MET

Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - ARCHAEO STUDY REQD MET

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 PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11 SP - ADDENDUM EIR MET

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:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - ADDENDUM EIR (cont.) MET

Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 12 SP - EA REQUIRED MET

Prior to the approval of any implementation 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 this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 13 SP - SUPPLEMENT TO EIR NOTAPPLY

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:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - SUPPLEMENT TO EIR (cont.) NOTAPPLY

arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 14 SP - SUBSEQUENT EIR NOTAPPLY

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:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS MET

rior 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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS (cont.) MET

PLAN, the GPA, 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."

30.PLANNING. 16 SP - AMENDMENT REQUIRED NOTAPPLY

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 this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 17 SP - PARK AGENCY REQUIRED MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map,

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - PARK AGENCY REQUIRED (cont.) MET

or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District, shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - PA PROCEDURES MET

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 boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - COMMON AREA MAINTENANCE

MET

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 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.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following:"

30.PLANNING. 21

SP - CC&R RES PUB COMMON AREA

MET

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title,

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) MET

to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE TRACT MAP attached hereto. Such acceptance shall be through the

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area',

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) NOTAPPLY

more particularly described on the TENTATIVE TRACT MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP - ARCHAEO M/M PROGRAM MET

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 GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - ARCHAEO M/M PROGRAM (cont.) MET

Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 24 SP - PALEO M/M PROGRAM MET

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 GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - SKR FEE CONDITION MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit,

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) MET

etc.), the following condition shall be placed on the 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 ___ 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."

30.PLANNING. 29 SP - ENTRY MONUMENTATION NOTAPPLY

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 ___ and the Ethanac Corridor Planning Group Summary Booklet."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND (cont.) MET

development permit as a general (10-series condition), and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent 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, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 35 SP - AVIGATION EASEMENTS NOTAPPLY

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:

"Areas within the March Air Reserve Base Influence Area shall provide Avigation Easements to March Air Reserve Base."

This condition shall be considered not applicable if the project does not fall within the boundaries of the influence area.

30.PLANNING. 36 SP - CFD FORMATION MET

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 be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - CFD FORMATION (cont.) MET

District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

30.PLANNING. 37 SP - SCENIC CORRIDOR STBK NOTAPPLY

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:

"Projects located within Planning Areas 8, 13, 14, 16, 17, 19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway 74 will be required to have a fifty-foot (50') structural setback from the highway right-of-way line, as determined by the Transportation Department, Planning Department, RCTC, and CalTrans, for scenic corridor preservation. These projects shall also be required to conform to the streetscape design guidelines of the Ethanac Corridor Design Guidelines."

This condition shall be considered as MET if the implementing project is within these Planning Areas. This condition shall be considered as NOTAPPLY if the implementing project is not within these Planning Areas.

30.PLANNING. 38 SP - COMM/IND LIGHTING NOTAPPLY

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:

"Commercial and industrial projects within Planning Areas 8, 11, 12, 13, 14, 16, 17, 19, 23B, 27, 29, 30, 31, 43, 44 of the Specific Plan adjacent to existing or planned residential areas shall direct lighting away from these residential areas and shall limit nighttime activities which may require or create and additional amount of lighting exposed onto the residential areas. A photometric study shall be required for any commercial projects within these Planning Areas."

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 54

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - COMM/IND LIGHTING (cont.) NOTAPPLY

This condition can be considered NOTAPPLY if the Planning Department deems the study unnecessary.

30.PLANNING. 39 SP - SCHOOL MITIGATION PUHSD MET

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 Perris Union High School District (PUHSD) shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - PA 33A PLANS NOTAPPLY

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 map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or the project is not required to construct the Briggs Road detention basin.

30.PLANNING. 41 SP - PA 33A CONSTRUCTION NOTAPPLY

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 any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - PA 33A CONSTRUCTION (cont.) NOTAPPLY

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP- ECS RECOMMND

The constrained areas will conform to the areas mapped as "Open Space LAPM and Riparian Conservation." on TR36430 Amd. No.1 dated 4/23/14". These areas shall be mapped and labeled "Constrained Area: LAPM and Riparian Habitat" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the Constrained Area: LAPM and Riparian Habitat"

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Constrained Area: LAPM and Riparian Habitat."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the Constrained Area: LAPM and Riparian Habitat is not increased."

"The Constrained Area: LAPM and Riparian Habitat 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 MSHCP Conservation 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."

50.EPD. 2 MAP- CONSTRAINT SHEET RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP- CONSTRAINT SHEET (cont.) RECOMMND

County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

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

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

50.FIRE. 2 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 57

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 2 MAP LOMR REQUIRED RECOMMND

The western portion of the site along Briggs Road is impacted by the Zone A floodplain as delineated on Map Number 06065C2060G effective date August 28, 2008 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District will not release the recordation for any residential lot within the map or any phasing map that is impacted by the FEMA mapped floodplain until the Letter of Map Revision (LOMR) is obtained by the District from FEMA. This affects western portion of Phase 2 (Lots 151-176) and all of Phase F (Lots 99-150) as shown on the tentative map. The District intends to enter the LOMR process with the construction of the Line 1/A drainage system improvements of the Homeland/Romoland Master Drainage Plan facilities (Line 1/Line A Channel, Juniper Flats and Briggs Road detention basins).

50.FLOOD RI. 3 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 4 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

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

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

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

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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 Salt Creek Channel Area Drainage Plan (Winchester/North Hemet portion) 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.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.) RECOMMND

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.

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

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.

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

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.

50.PARKS. 5 MAP - PARK AND TRAIL CONNECTIV RECOMMND

Prior to the recordation of the project map, the applicant shall provide connectivity to all open spaces from the Emperor Road trail with appropriate painted equestrian crossings, raised crosswalk signal button, and signage.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PARKS. 6

MAP - EMPEROR ROAD TRAIL

RECOMMND

Prior to the recordation of the project map, the applicant shall provide a trail on Emperor Road from McLaughlin Road to "A" Street per County of Riverside Regional Park and Open Space District Parks-3001 along the west side of Emperor Road. Provide painted equestrian crossings on the west side of Emperor Road at the McLaughlin Road and Emperor Road, Meadow Oaks Street and Emperor Road, Pine Needle Road and Emperor Road, "D" Street and Emperor Road. Also provide painted equestrian crossings on the north side of "A" Street at Emperor Road and "A" Street including signage and raised crossing walk signal button.

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - ECS PALEO

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 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."

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - ECS ROCKFALL

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2300, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated implemented during site grading."

50.PLANNING. 3 MAP - ECS BLASTING

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential requirement of bedrock blasting for construction purposes. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2300, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as a matter of grading/construction on this site."

50.PLANNING. 4 MAP - ECS COLLAPSIBLE SOILS

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential hydrocollapse and/or seismically induced settlement. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on the ECS map and as indicated in County Geologic Report (GEO) No. 2300, contain areas of potential hydrocollapse and/or seismically induced settlement. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading."

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 6 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 7 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

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

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

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

50.PLANNING. 11 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Parks and

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP - ANNEX TO PARK DISTRICT (cont.) RECOMMND
 Recreation District.

50.PLANNING. 12 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation 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.

50.PLANNING. 13 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide trail along A Street shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 14 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide trail located along A Street. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 16 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos.171-241, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 18 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4762 was prepared for this property on January 29, 2014 by BCR Consulting and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

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

50.PLANNING. 30 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 31 MAP - AG/DAIRY NOTIFICATION RECOMMND

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

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

50.PLANNING. 32 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 39 MAP - PARK AGENCY REQ RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District, shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 39 MAP - PARK AGENCY REQ (cont.) RECOMMND

that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

50.PLANNING. 40 MAP - COMMON AREA MAINT RECOMMND

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 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.

50.PLANNING. 41 MAP - CC&R RES PUB COMMON AREA RECOMMND

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 41 MAP - CC&R RES PUB COMMON AREA (cont.) RECOMMND

following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE TRACT MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.PLANNING. 41 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR

RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - EASEMENT/SUR (cont.) RECOMMND

the nature of their interests, shown on the map.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Briggs Road, McLaughlin Road and "A" Street and so noted on the final map

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 4 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR28801 and SP00260.

50.TRANS. 5 MAP - SOILS 2 RECOMMND

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

50.TRANS. 6 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 8 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - UTILITY PLAN (cont.) RECOMMND

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

50.TRANS. 9 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Trails along Emperor Road, "A" Street, and McLaughlin Road.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Streetlights.
- (3) Traffic signals located on (_____)
at intersection of (_____)
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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

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

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

50.TRANS. 12 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 14 MAP - SIGNING & STRIPING PLAN RECOMMND

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

50.TRANS. 15 MAP - DEDICATION RECOMMND

Meadow Oaks Street (Entry Street) designated PUBLIC ENTRY STREET and shall be improved with 50' full-width AC pavement and 6" concrete curb and gutter within the 76 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/76') (Modified for increased improvements from 44' to 50' AC pavement and increased right-of-way from 74' to 76'.)

- NOTE: 1. A 5' sidewalk shall be constructed 5' from the curb line within the 13' parkway.
2. A 10' landscaped entry media shall be constructed at the centerline of the street.
3. The nose of median shall be 35' radial from the flow line.

"A" Street (from Briggs Road to Sta. 13+50 "Park Driveway") along project boundary is designated SECONDARY HIGHWAY and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within a 100' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (44'/100') (Modified for reduced improvement from 64' to 44' AC pavement.)

- NOTE: 1. A 5' sidewalk shall be constructed 4' from the right-of-way line (both sides) within 28' parkway.

"A" Street (from Sta. 13+50 "Park Driveway") to "P" Street along project boundary is designated SECONDARY HIGHWAY and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within a 100' full-width dedicated

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - DEDICATION (cont.)

RECOMMND

right-of-way in accordance with County Standard No. 94, Ordinance 461. (44'/100') (Modified for reduced improvement from 64' to 44' AC pavement.)

- NOTE: 1. A 5' sidewalk shall be constructed 4' from the right-of-way line (south side) within the 28' parkway.
2. A 12' DG trail with split rail PVC fence shall be constructed 3' from the right-of-way line within the 28' parkway.
3. A 5' concrete sidewalk (on the park side) shall be constructed adjacent to the curb line within the 28' parkway.

Emperor Road (from "A" Street to Sta. 19+00) along project boundary is designated COLLECTOR ROAD and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within 87' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/87') (Modified for increase right-of-way from 76' to 87'.)

- NOTE: 1. A 5' sidewalk shall be constructed 3' from the right- of-way line (on the west side) within the 15' parkway.
2. A 5' sidewalk shall be constructed adjacent the curb (on the east side, Open Space side) within the 28' parkway.
3. A 12' DG trail with split rail PVC fence shall be constructed 3' from the right-of-way line (on the east side, Open Space side) within the 28' parkway.

Emperor Road (from Sta. 19+00 to Rouse Road) along project boundary is designated COLLECTOR ROAD and shall be improved with 44 foot full-width AC pavement, 6" curb and gutter within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/74')

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - DEDICATION (cont.) (cont.) RECOMMND

All other interior streets ("B" through "O") are designated LOCAL ROAD and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (36'/56')

NOTE:

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

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

Meadow Oaks Street (Mountain Gate Street to Emperor Road), Mount Menifee Street (Mountain Gate Street to Iron Mountain Street), and Mountain Gate Street (Meadow Oaks Street to Mount Menifee Street) along project boundary are designated LOCAL ROAD and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461.

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

"P" Street along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement, (18' on the north side and 14' on the south side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on the north side), within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

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

Emperor Road (from Rouse Road to Meadow Oaks Street) along project boundary is designated COLLECTOR ROAD and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on project side), match up asphalt concrete paving;

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - PART-WIDTH (cont.) RECOMMND

reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

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

50.TRANS. 17 MAP - EXISTING MAINTAINED RECOMMND

Briggs Road (from McLaughlin Road to "A" Street) along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 8" concrete curb and gutter located 38 foot from the centerline and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

Briggs Road (from "A" Street to Matthews Road) along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 34' full-width AC pavement (17' each side of the new construction centerline and 6' sidewalk (on the east side), within the dedicated right-of-way as shown on the Amended Exhibit No. 1, page 5 of 5, dated 11/27/2013 and as determined by the Director of Transportation. (Modified for reduced improvement and location and width of sidewalk.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb within the parkway.

2. Briggs Road shall be realigned as shown on Amended Exhibit No. 1, pages (4 of 5) and (5 of 5), dated 11/27/2013 and as determined by the Director of Transportation.

McLaughlin Road along project boundary is a paved County maintained road designated SECONDARY HIGHWAY and shall be improved with 6" concrete curb and gutter located 32 foot from the centerline and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - EXISTING MAINTAINED (cont.) RECOMMND

determined by the Transportation Department within the 60' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (Modified for increased right-of-way from 50' to 60'.)

Note: 1. A 5' concrete sidewalk (project side) shall be constructed adjacent to the curb within the 28' parkway.

2. A 12' DG trail with split rail PVC fence shall be constructed 3' from the right-of-way line (project side) within the 28' parkway.

Matthews Road along project boundary is a paved County maintained road designated LOCAL ROAD and shall be improved with 32' AC pavement (16' each side of the centerline), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "A". (32'/60') (Modified for no sidewalk.)

50.TRANS. 18 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Briggs Road, McLaughlin Road, Meadow Oaks (entry street), "A" Street, and Emperor Road and trails shall be improved along "A" Street, McLaughlin Road and Emperor 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 (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - TS/DESIGN

RECOMMND

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

Signals not eligible for fee credit:

Briggs Road (NS) at Pinacate Road (SR-74) (EW)
(modification for geometric improvements)

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.

50.TRANS. 20 MAP - TS/GEOMETRICS

RECOMMND

The intersection of Briggs Road (NS) at Pinacate Road (SR-74) (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared left-turn/through lane, one right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

Eastbound: one left-turn lane, two through lanes, one right-turn lane

Westbound: one left-turn lane, one through lane, one shared through/right-turn lane

NOTE: Split phase signal timing is required. Eastbound right-turn overlap phase is required.

The intersection of Briggs Road (NS) at A Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane

Southbound: one shared left-turn/through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane - stop controlled

or as approved by the Transportation Department.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) RECOMMND

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.

50.TRANS. 21 USE-LANDSCAPE COMMON AREA (LS) RECOMMND

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

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

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - WQMP REQMT ON ECS/MAP RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

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

50.TRANS. 23 MAP - SUBMIT WQMP AND PLANS RECOMMND

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

50.TRANS. 24 MAP - WQMP MAINT DETERMINATION RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD- FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a fencing and signage plan for the protection of all biologically sensitive areas. The plan shall provide designs for both temporary and permanent fencing. The areas mapped as "Open Space LAPM and Riparian Conservation." on TR36430 Amd. No.1, dated 4/23/14, shall be temporarily fenced during construction and permanently fenced for protection at the conclusions of construction. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation 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. 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.

60.EPD. 2 EPD- TEMPORARY FENCING

RECOMMND

Prior to the issuance of a grading permit, the areas mapped as "Open Space LAPM and Riparian Conservation." on TR36430 Amd. No.1, dated 4/23/14, shall be temporarily fenced for protection during grading activities, 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,

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD- TEMPORARY FENCING (cont.) RECOMMND

illegal trespass or dumping in the MSHCP Conservation 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. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

60.EPD. 3 EPD- MONITORING RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. 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.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION MET

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) MET

e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 MAP CONSTRUCTION OF LINE A/1 RECOMMND

The District will not allow the issuance of grading permits for Lots 99-150 (all Phase F) and Lots 151-176 (the western portion of Phase 2) until the construction of the Line 1/A drainage system improvements of the Homeland/Romoland Master Drainage Plan facilities (Line 1/Line A Channel, Juniper Flats and Briggs Road detention basins) has been deemed substantially complete. Occupancy will not be granted for these lots until the Letter of Map Revision (LOMR) is obtained by the District from FEMA.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP COORDINATE DRAINAGE SYS RECOMMND

The development of this property shall be coordinated with the adjacent development(s) to design and implement a drainage plan that safely collects and conveys stormwater runoff to an adequate outlet without diverting from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owner for the release of concentrated or diverted storm flows.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract will be constructed in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. The District will not release occupancy permits or the recordation for any residential lot within the map or any phasing map that is impacted by the FEMA mapped floodplain until the Letter of Map Revision (LOMR) is obtained by the District from FEMA.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36430 is located within the limits of the Salt Creek Channel Area Drainage Plan (Winchester/North Hemet portion) for which drainage fees have been adopted.

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPRV REGION RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography,

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 MAP - TRAIL PLAN APPRV REGION (cont.) RECOMMND

grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard 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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

60.PLANNING. 6 MAP - TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number 346, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 10 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 11 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 15 MAP- AGENCY CLEARANCE VALY WDE RECOMMND

A clearance letter from Valley Wide Recreation and Parks District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 12/20/13, summarized as follows:

Provide adequate turning radius for maintenance vehicular access at the park/basin transition at the north/west end of the ball field.

Provide three wet signed bond copies.

Attend prejob conference prior to construction.

60.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 21 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 25 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - ARCAEO M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniothr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist

60.PLANNING. 28 MAP - PALEO M/M CONDITION RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

60.PLANNING. 29 MAP - SKR FEE CONDITION RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 179.7 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.

TRANS DEPARTMENT

60.TRANS. 1 MAP-IMP CREDIT/REIMBURSEMENT RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 MAP - CREDIT/REIMBURSEMENT RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - CREDIT/REIMBURSEMENT (cont.) RECOMMND

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.

60.TRANS. 3 MAP - WQMP AND GRADING PLANS RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

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

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

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

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

EPD DEPARTMENT

80.EPD. 1 MAP- PERMANENT FENCING RECOMMND

Prior to the issuance of a building permit, the areas mapped as "Open Space LAPM and Riparian Conservation." on TR36430 Amd. No.1, dated 4/23/14, shall be permanently fenced for protection 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. 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. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 MAP- MONITORING REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 MAP- MONITORING REPORT (cont.) RECOMMND

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.

FIRE DEPARTMENT

80.FIRE. 1 MAP FIRE SPRINKLER SYSTEM RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D, 2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36430 is located within the limits of the Salt Creek Channel Area Drainage Plan (Winchester/North Hemet portion) for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.) RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

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

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

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 nvironmental Health Department to the County Department of Building and Safety and the County

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - ACOUSTICAL STUDY (cont.) RECOMMND

Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the SPECIFIC PLAN.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks,

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - Walls/Fencing Plans RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, the SPECIFIC PLAN, EXHIBIT W 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, except along the school lot. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) RECOMMND

specifications that shall be approved by the Planning Department).

F. Corner lots shall be constructed with wrap-around decorative block wall returns.

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

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

80.PLANNING. 19 MAP - SCHOOL MITIGATION PUHSD RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Perris Union High School District (PUHSD) shall be mitigated in accordance with state law.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Trails along Emperor Road, "A" Street, and McLaughlin Road.
- (2) Streetlights.
- (3) Traffic signals located on (_____)
at intersection of (_____)
- (4) Graffiti abatement of walls and other permanent

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND
 structures.

(5) Street sweeping.

80.TRANS. 2 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

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

NOTE: When the project is located within a special district such as Valley-Wide Recreation and Park District the developer/permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans.

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 3 USE - LANDSCAPE SECURITY (LS) RECOMMND

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

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND
consistent with the approved landscaping plans.

80.TRANS. 4 USE-LNDSCP PROJ-SPECIFIC COA RECOMMND

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

- a. All numbered lots that are not residential shall receive rough grading inspection.

80.TRANS. 5 MAP - IMPLEMENT WQMP RECOMMND

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

80.TRANS. 6 MAP - ESTABLISH MAINT ENTITY RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

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

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP FACILITY COMPLETION (cont.) RECOMMND

onsite drainage system for operation and maintenance.
The percentage calculation excludes the lots in the
FEMA mapped floodplain that require the Letter of Map
Revision (LOMR) - Lots 99-150 (all Phase F) and Lots
151-176 (the western portion of Phase 2).

90.FLOOD RI. 4 MAP LOMR REQUIRED RECOMMND

The District will not release occupancy permits for any
residential lot within the map or any phasing map that is
impacted by the FEMA mapped floodplain until the Letter of
Map Revision (LOMR) is obtained by the District from FEMA.
The District intends to enter the LOMR process with
the construction of the Line 1/A drainage system
improvements of the Homeland/Romoland Master Drainage
Plan facilities (Line 1/Line A Channel, Juniper Flats
and Briggs Road detention basins).

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 200 occupancy permit or Phase
I, whichever occurs first, the applicant shall complete
construction of the trail(s) with all requirements of the
trail exhibit/plan being met. The applicant will
coordinate a final inspection with the Regional Park and
Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 200 occupancy permit or Phase
I, whichever occurs first, the applicant shall provide
written documentation to the Riverside County Planning
Department and Regional Park and Open-Space District that
the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the
developer/permit holder shall prompt the Cultural Resources
Professional to submit two (2) copies of a Phase IV
Cultural Resources Monitoring Report that complies with the
Riverside County Planning Department's requirements for

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT (cont.) RECOMMND

such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 2 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Park District.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Briggs Road, McLaughlin Road, Meadow Oaks (entry street), "A" Street, and Emperor Road, and trails shall be constructed along "A" Street, McLaughlin Road and Emperor Road.

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - TS/INSTALLATION RECOMMND

Prior to the 51st occupancy permit issuance the project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Briggs Road (NS) at Pinacate Road (SR-74) (EW)
(modification)

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.

90.TRANS. 7 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 USE-LANDSCAPE INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) and shall arrange for an Installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the Installation inspection, the applicant will arrange for an 1-year 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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE-LANDSCAPE INSPECTION RQMT (cont.) RECOMMND

Department's 80.TRANS.3 condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS.7 condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the Installation inspection, the 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. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 9 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect 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'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.

90.TRANS. 10 MAP - BMP EDUCATION RECOMMND

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

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - BMP EDUCATION (cont.) RECOMMND

the issuance of occupancy permits.

90.TRANS. 11 MAP - BMP MAINT AND INSPECTION RECOMMND

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

-OR

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 20 Park Plans INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,260th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by 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 Planning Area 20. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PA 20 Park Plans (cont.) INEFFECT

documentation evidencing a permanent maintenance mechanism for the park and its facilities.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

100.PLANNING. 2 SP - PA 20 Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.

100.PLANNING. 3 SP - PA 10 Park Plans INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,000th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by 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 Planning Area 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". 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.

100.PLANNING. 4 SP - PA 10 Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10 shall be constructed and fully operable.

TRANS DEPARTMENT

100.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

Prior to the issuance of the 51st occupancy permit the project proponent shall be responsible for the design and

06/03/14
13:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 115

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.TRANS. 1

MAP - TS/INSTALLATION (cont.)

RECOMMND

construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Briggs Road (NS) at Pinacate Road (SR-74) (EW)
(modification)

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.

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

DATE: May 31, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire-Strategic Planning Bureau
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo
P.D. Comm. Facilities Section-M. Mehta
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
City of Menifee

Romoland Unified School Dist.
Perris Union High School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
RWQCB-Santa Ana
Air Quality Mgmt. Dist.-South Coast
Eastern Information Center (UCR)
US Postal Service (San Bernardino)

CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – EA42516 – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan (SP No. 260 (Menifee North) – Planning Areas 34, 38, 39, 40 and portion of 36) - **REQUEST:** The Change of Zone proposes to define the boundary's of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 392 residential lots, 1 park, 1 school site, and community trail. – APNs: 459-030-010, 461-020-004, 461-020-006 – Related Cases: SP00260

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 21, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set 1st CO006365

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36430 DATE SUBMITTED: 5/23/12

APPLICATION INFORMATION

Applicant's Name: Strata Equity Group, LLC E-Mail: ericf@strataequity.com

Mailing Address: 4370 La Jolla Village Drive Suite 960
San Diego Street CA 92122
City State ZIP

Daytime Phone No: (858) 546-0900 ext. 243 Fax No: (858) 546-8725

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: lin.mccaffrey@webbassoc.com
Lin McCaffrey

Mailing Address: 3788 McCray Street
Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 586-1070 Fax No: (951) 788-1256

Property Owner's Name: Strata Mountain Gate LLC E-Mail: ericf@strataequity.com

Mailing Address: 4370 La Jolla Village Drive Suite 960
San Diego Street CA 92122
City State ZIP

Daytime Phone No: (858) 545-0900 ext. 243 Fax No: (858) 546-8725

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) 956-3200 - Fax (951) 956-1811

Desert Office - 36686 El Cerrito Road
Palm Desert, California 92211
(760) 883-8277 - Fax (760) 863-7555

C207780
EA42516
CP605891

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.

Eric Flodine
PRINTED NAME OF APPLICANT [Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

David Michan
PRINTED NAME OF PROPERTY OWNER(S) [Signature]
SIGNATURE OF PROPERTY OWNER(S)
Mark Cheeseman
PRINTED NAME OF PROPERTY OWNER(S) [Signature]
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): 459-030-010, 461-020-004 AND 006
Section: 18 AND 19 Township: 58 Range: 26'
Approximate Gross Acreage: 180 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Chambers Avenue, South of McLaughlin Road, East of Briggs Road, West of Emperor Road

Thomas Brothers map, edition year, page number, and coordinates: 2011, Pg 838 J2,J3 J4, Pg 839 A3,A4

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):

Divide approximately 180 acres into 392 residential lots, 8 open spaces, 1 school site, 8 open spaces, 1 trails, and 1 park site. This project was formerly Tract 28801. The project is located with Planning Areas 34, 38, 39, 40, and a portion of 36, of the Menifee North Specific Plan No. 260.

1103 lots total

Related cases filed in conjunction with this request:

Change of Zone

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). Tract 28801, CFG01443, SP 260 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 37365 E.I.R. No. (if applicable): 329

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? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

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

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 250,000 cy



June 19, 2012

TO: Matt Straite, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Tentative Tract Map No. 36430 & Change of Zone No. 7780

A noise study is required to address requirements for determining traffic noise impacts to exterior of the lots and to the interior of the future residences. A noise study will be required for the tentative tract map.

Noise standards to be addressed:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard for highways and major roads shall be used for determining the maximum future noise level," or, in the case of freeways and airports, the estimated conditions 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn/CNEL.
3. The exterior noise level shall not exceed 65 Ldn/CNEL.
4. Required Noise Prediction Model - Traffic Noise: FHWA RD 77-108 Highway.
5. Average daily traffic (ADT) design capacity of 27,300 assumed for Briggs Road when it is built out (the County General Plan classifies Briggs Road as a "Major" roadway) quoted from the "Harvest Valley/Winchester Area Plan Circulation, Figure 6, dated 10/07/03".
6. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).
7. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steve Hinde if you have any questions.



June 21, 2012

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**Director of The
Metropolitan Water
District of So. Calif.**
Randy A. Record

**Board Secretary and
Assistant to the
General Manager**
Rosemarie V. Howard

Legal Counsel
Redwine and Sherrill

Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re. Response to Initial Case Submittal
CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430
Specific Plan 260 (Menifee North)

Dear Colleague;

In order to receive water, sewer or recycled water service(s) from Eastern Municipal Water District (EMWD), the following information will be helpful to the project proponent:

EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up a this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (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 requirements, i.e. approved POS
- 3- 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.

Sincerely,

Maroun El-Hage
Senior Civil Engineer
New Business Development Department
(951) 928-3777 x4468 – el-hagem@emwd.org

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org



June 21, 2012

JUN 23 2012

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Randy A. Record

Board Secretary and Assistant to the General Manager
Rosemarie V. Howard

Legal Counsel
Redwine and Sherrill

Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**SUBJECT: Response to Initial Case Transmittal
Change of Zone No. 7780 and Tentative Tract map No. 36430
Specific Plan 260 (Menifee North)**


Dear Mr. Straite:

Thank you for the opportunity to review the Initial Case Transmittal for the above referenced project. Eastern Municipal Water District (EMWD) offers the following comments.

The subject project requires water, sewer, and recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan Of Service, which must be initiated by the project proponent. To that end, EMWD requires dialog with the project proponent, to develop the EMWD Plan Of Service, as clarified in the attached letter.

Again, EMWD appreciates the opportunity to comment on this project. Please forward any proposed actions the attention of Helen Stratton at the mailing address shown on page one. If you have questions concerning these comments, please feel free to contact Helen Stratton at 951 928-3777, Ext. 4545, or Maroun El-Hage at Ext. 4468.

Sincerely,


Joseph B. Lewis
Director of Engineering Services

JBL:hs
Cc: Eli Rodriguez
Encls.

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet : www.emwd.org



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 25, 2012

Matt Straite, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tract Map (TR) No. 36430

Proposal: The TR proposes to divide 180 acres into 392 residential lots, one park and one school site

APNs: 459-030-010; 451-020-004;-006

Dear Mr. Straite:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Chambers Avenue, south of McLaughlin Road, and east of Briggs Road, in the Harvest Valley/Winchester Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for the construction of the school**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection of the school**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit for each phase**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, 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.



John V. Denver
Mayor

Thomas Fuhrman
Mayor Pro Tem

Wallace W. Edgerton
Councilmember

Darcy Kuenzi
Councilmember

Sue Kristjansson
Councilmember

September 18, 2012

Mr. Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
SEP 19 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Change of Zone No. 7780 and Tentative Tract Map No. 36430

Mr. Straite:

The City appreciates the opportunity to comment on Change of Zone No. 7780 and Tentative Tract Map No. 36430 located within Specific Plan No. 260 (Menifee North) Planning Areas 34, 36, 38, 39, and 40. The City is simultaneously processing its own Specific Plan No. 260, Amendment No. 3 to make the following changes to the Specific Plan (Amendment No. 2) as adopted by the County:

1. Planning Area 11 would change from Business Park to "High Density Residential" with a maximum density of 24 dwelling units per acre.
2. Planning Area 13 would change from Commercial and Business Park to "Commercial/Retail & Multi-Family Residential".

The City is concerned with the post-entitlement processing of individual projects (e.g., Tract Maps) within the Specific Plan area. In particular, the City would like to discuss with the County how specific conditions of approval would be satisfied when two separate entities are responsible for approving separate post-entitlement permits. Park plans and park construction within the Specific Plan area are triggered prior to issuance of building permits at specific building permit numbers. The City is requesting a meeting with the County to discuss how post-entitlement permits will be tracked such that conditions (e.g., parks plan approvals and park construction) are met.

The proposed project will generate impacts related to construction truck hauling. If construction routes are proposed within the City of Menifee, impacts to the City should be analyzed in the environmental documentation. It should be noted that the City of Menifee may adopt truck routes in the future which may channel truck traffic onto specific roadways not identified in the existing environmental documentation. The City recommends the following conditions of approval for the proposed project:

1. An encroachment permit shall be required for all offsite improvements constructed within the City of Menifee.



Memorandum

DATE: September 14, 2012
TO: Ryan Fowler, Associate Planner
FROM: Dave Ross, ^{DR}Principal Engineer Assistant
SUBJECT: Change of Zone No. 7780 and Tr. 36430 – Riverside County

We are in receipt of the above said project and offer the following preliminary comments.

1. Provide left turn pockets at all intersection along Briggs Road.
2. Submit Traffic and Drainage Reports.
3. Submit conceptual striping plan for Briggs Road @ Matthews Road.
4. Construct full Street Improvement on Briggs Road adjacent to offsite grading utilizing combination of retaining walls and minimum 3:1 slope to avoid excesses grading. The property owner must review and approve this concept.
5. Construct Signal @ Briggs Road and McLaughlin Road.
6. Construct an additional 12' lane and a 5' shoulder along the west side of Briggs Road.

Please note once we receive the requested information, the final comments will be submitted to your office.

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on May 22, 2014
the attached property owners list was prepared by Matt Straite
APN(s) or case numbers TR 36430
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt Straite

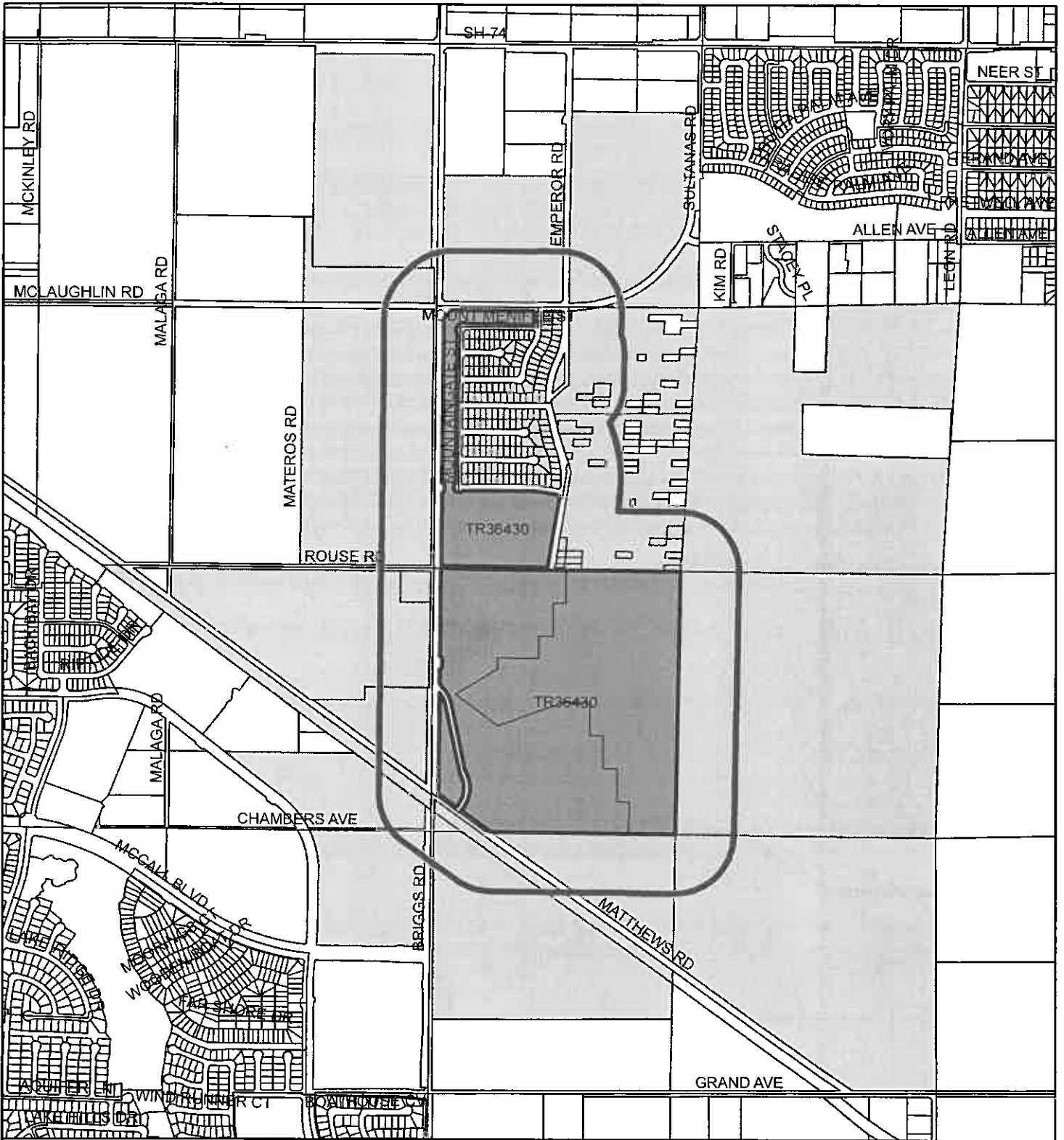
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

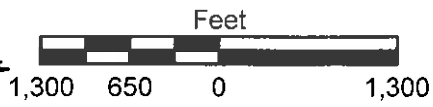
TELEPHONE: 9538631

checked by
Matt
exp 11/22/14

TR36430 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by msraite on 5/22/2014

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.

City of Menifee
Att: Ryan Fowler
29714 Haun Road Menifee
Menifee, CA 92586

Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Perris Union High School District
155 E. 4th St.
Perris, CA 92570-2124

Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Romoland School District
25900 Leon Rd.
Homeland, CA 92548

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Strata Equity Group LLC
4370 La Jolla Village Drive
Suite 960
San Diego CA 92122

Albert A Webb Associates
Att: Lin McCaffrey
3788 McCray Street
Riverside CA 92506

~~Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626~~

~~Black Emerald LLC
91711 82nd Ave
Thermal CA 92274~~

~~Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253~~

~~Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012~~

3 M PROPERTY INV CO
1515 LOWER PASEO LA CREST
PLS VRDS EST, CA. 90274

STEPHANIE K AKER
30083 DIAMOND RIDGE CT
ROMOLAND, CA. 92585

LIA M ANDREWS
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C/O HAZEL CUMMINS
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MARJORIE LETITIA BERRY
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ANZA, CA. 92539

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AGOURA HILLS, CA. 91301

D BRIMLOW
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RIDGEFIELD, WA. 98642

DANIEL BRIMLOW
1820 NW CARTY RD
RIDGEFIELD, WA. 98642

DANIEL R BRIMLOW
1820 NW CARTY RD
RIDGEFIELD, WA. 98642

DERRICK F BROWN
34298 NORTHHAVEN DR
WINCHESTER, CA. 92596

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30106 MEADOW OAKS ST
ROMOLAND, CA. 92585

CHRISTY N BURNETT
4551 SLEEPING INDIAN TR
FALLBROOK, CA. 92028

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C/O GALE R CALHOON
23220 MINERS RD
PERRIS, CA. 92570

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30096 DIAMOND RIDGE CT
MENIFEE, CA. 92585

COLFIN AI CA 4
P O BOX 70
SAN LUIS REY, CA. 92068

COLFIN AI CA 4
C/O APRIL TADURAN
27372 CALLE ARROYO
SAN JUAN CAPO, CA. 92675

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C/O WENDY PADILLA CORTES
30103 DIAMOND RIDGE CT
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SIMI VALLEY, CA. 93063

FEDERAL NATL MORTGAGE ASSN
C/O SETERUS
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BEAVERTON, OR. 97005

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30166 MEADOW OAKS ST
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SAM
30108 HARDROCK DR
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30143 DIAMOND RIDGE CT
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819 ROBINHOOD LN
REDLANDS, CA. 92373

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30156 MEADOW OAKS ST
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SANTA ANA, CA. 92705

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WILDOMAR, CA. 92595

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30116 MEADOW OAKS ST
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MENIFEE, CA. 92584

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PROPERTY RESOURCES
C/O GREYSTONE HOLDING TRUST
5126 OCEAN VIEW BLV
LA CANADA, CA. 91011

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ROMOLAND, CA. 92585

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O EXEC DIR
1157 SPRUCE ST
RIVERSIDE, CA. 92507

MAN BOCK RHEE
20684 IRIS CANYON RD
RIVERSIDE, CA. 92508

RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE, CA. 92501

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
PO BOX 12008
RIVERSIDE, CA. 92502

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C/O CITIVEST INC
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NEWPORT BEACH, CA. 92660

SFR INVESTMENTS SOCIAL N
4340 VON KARMAN AVE NO 110
NEWPORT BEACH, CA. 92660

STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO, CA. 92130

STRATA MOUNTAIN GATE
C/O STRATA EQUITY FUND
4370 LA JOLLA DR STE 960
SAN DIEGO, CA. 92122

DENISE E TESSALONE
1238 S GERTRUDE AVE
REDONDO BEACH, CA. 90277

V47 A
C/O ROBERT PHILLIPS JR
915 CAMINO DEL MAR NO 250
DEL MAR, CA. 92014

ROMAN VASQUEZ
30185 HARDROCK DR
ROMOLAND, CA. 92585

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30096 MEADOW OAKS ST
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ROGER WOODWARD
30075 HARDROCK DR
ROMOLAND, CA. 92585

TERRILL A WRIGHT
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ROMOLAND, CA. 92585



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Strata Equity Group LLC
Project Applicant

4370 La Jolla Village Drive Suite 960 San Diego CA 92122
Address

Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.
Project Location

Tentative Tract Map No. 36430 proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size. Change of Zone No. 7780 proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an adopted Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

DM/dm Revised 5/22/2014
Y:\Planning Case Files-Riverside office\TR36430\Administrative Docs\LDC Transmittal Forms\NOD Form.docx

Please charge deposit fee case#: ZEA42516 ZCFG5891

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1204564

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: STRATA EQUITY GROUP LLC \$64.00
paid by: CK 001116
CA FISH AND GAME FEE FOR TR36430 & CZ07780
paid towards: CFG05891 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 23, 2012 16:51
MGARDNER posting date May 23, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.4
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Larry Ross
Planning Commission: July 16, 2014

GENERAL PLAN AMENDMENT NO. 945D1
CHANGE OF ZONE NO. 7822
Environmental Assessment No. 42679
Applicant: Mathew Fagan Consulting Services
Engineer/Representative: JMM Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 945D1 proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio).

Change of Zone No. 7822 proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

The project is located in the Southwest Area Plan, more specifically on the southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on May 25, 2010 as part of the General Plan Initiation process (GPIP). The project was initiated by the Board. Staff recommended denial of the initiation.

The original application, General Plan Amendment No. 945, was an application to change 4 parcels with a total of 20 acres from Rural: Rural Residential 5 acre Minimum (R:RR) to Community Development: Commercial Retail (CD:CR). Staff considered the addition of 20 additional acres to the area plan to be "excessive", but would consider the change of single parcel 4.5 acres to a commercial designation to be reasonable due to the loss of acreage from a realignment of Pourroy Road (see figure below) and that the potentially non-viable 2.5 acre piece of commercial designated property directly adjacent could be merged with the 4.5 acre parcel.

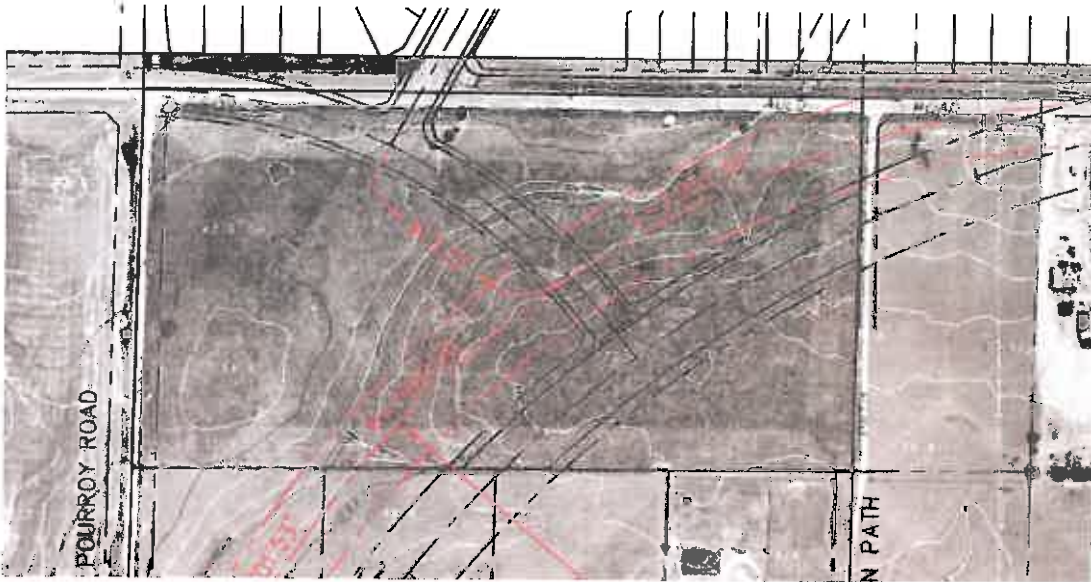
After meetings with staff, the applicant of the 4.5 acre parcel requested to be separated from the other applicants of General Plan Amendment No. 945, and the 4.5 acre parcel was disaggregated from the original application and the case number became General Plan Amendment No. 945D1. The other applicants for the original General Plan Amendment No. 945 are still contemplating their next course of action.

POTENTIAL ISSUES OF CONCERN:

Available Commercial Property

The concern that an ample supply of commercially designed property exists in the area and, in fact, commercial designated property exists adjacent to the project site. The proposed project addresses the

loss of commercial property to the west by a road realignment. The realignment divides the commercial property to the west into three parcels, the smallest of which is adjacent to the project site. With the change of the project site designation to commercial, the smaller piece can be combined with the project site that potentially could create a more viable sized parcel for commercial purposes. Currently the parcel to the west and the project site are under common ownership.



SB-18 Tribal Consultation

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Highway 79 Policy Area

The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply.

City of Temecula – Letter dated May 19, 2014

The City of Temecula has requested a traffic impact analysis, and specified intersections that they would like to have analyzed. This analysis will occur when a use case or a map case is submitted, but without a use case or a map case any such analysis would be premature. The City did not state its support or opposition to the General Plan Amendment.

General Plan Findings

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 945D1 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify a Foundation Component- Regular amendment. Further, the Administrative Element of the General Plan explains that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another both sets of findings must be made. The five required findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision.
 - (2) Any General Plan Principal.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

The first required finding per the General Plan Administrative Element explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal.

No limitation was imposed on the project area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment. Therefore, there is no conflict with either the Riverside County Vision or any General Plan principal.

The second required finding per the General Plan Administrative Element states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Commercial Retail is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

The third required finding per the General Plan Administrative Element states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. In LU 23.1 the General Plan states that one of its goals is “accommodate the development of commercial uses in areas appropriately designated by the General Plan and the plan land use maps”. The General Plan designated the property to the west as commercial and limited the commercial to the one parcel. However, as a result of the realignment several acres of that commercial designation will be lost to roads and the one parcel will now become three parcels. Because of parking, landscaping, and other operational requirements commercial parcels need to be of certain sizes to be viable. The new parcel created directly adjacent to the project site will be undersized and may be difficult for a commercial use to be located there due to the size constraint. With the designation of the project site to Commercial Retail, this will help negate the loss of commercial acres due to road realignment and merging the parcel to the west and the project site will create a more viable size for a commercial site. Therefore, the project will contribute to the purposes of the General Plan by restoring the original intent of the net commercial acreage in the area which will be reduced as a result of the realignment.

The fourth required finding per the General Plan Administrative Element is that the change would not create an internal inconsistency among the elements of the General Plan.

No limitation was imposed on this area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.

The fifth required finding per the General Plan Administrative Element is that there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the realignment of the road and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will result in a net loss of commercially designated acreage in the area plan and the potential that the smallest of the three newly created parcels could be non-viable for commercial purposes because of its size. This change justifies modifying the General Plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6): | Rural: Rural Residential (R:RR) |
| 2. Surrounding General Plan Land Use (Ex. #6): | Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west. |
| 3. Proposed Zoning (Ex. #3): | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning (Ex. #3): | Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east. |
| 5. Existing Land Use (Ex. #1): | Vacant and fallow farmland |
| 6. Surrounding Land Use (Ex. #1): | Vacant to the west and south. Tract homes to the north. Large lot single family to the east. |
| 7. Project Data: | Total Acreage: 4.5 |

8. Environmental Concerns: Total Existing Parcels: 1
See attached environmental assessment

RECOMMENDATIONS:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-05** recommending adoption of General Plan Amendment No. 945D1 to the Riverside County Board of Supervisors;

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

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42679**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 945D1**, amending the Land Use Designation for the subject property from Rural- Rural Residential (R:RR) to Community Development- Commercial Retail (CD:CR) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7822**, amending the zoning classification for the subject property from Light Agriculture 5 acre minimum (A-1-5) to General Commercial (C-1/C-P) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
3. As that the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 that the project is consistent with both the General Plan and Ordinance No. 348.
4. The proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal. No limitation was imposed on the project area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment.
5. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Community Development, the designation change from Rural Residential to Commercial Retail is consistent

with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.

6. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. The project will contribute to the purposes of the General Plan by restoring the original intent of the net commercial acreage in the area which will be reduced as a result of the realignment.
7. The proposed project change would not create an internal inconsistency among the elements of the General Plan. No limitation was imposed on this area within this area plan on the conversion of rural land uses to another use. There is no net increase in the amount of commercial within the area plan due to the change in circumstances because of the road realignment.
8. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. A new condition that occurred was the proposed realignment of the Pourroy Road road and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will result in a net loss of commercially designated acreage in the area plan and the potential that the smallest of the three newly created parcels could be non-viable for commercial purposes because of its size.
9. The zoning for the subject site is Light Agriculture 5 Acre Minimum (A-1-5).
10. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.
11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. This project is located within a CAL FIRE state responsibility area.
13. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
14. This project is within the City Sphere of Influence of the City of Temecula.
15. Environmental Assessment No. 42679 did not identify any potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A mapped fault zone.
 - b. The Stephens Kangaroo Rat Core Reserve Area; or,
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Temecula sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. State Fire Responsibility Area
 - c. The Valley Wide Recreation and Parks District; and,
 - d. A flood zone, and dam inundation area.
4. The subject site is currently designated as Assessor's Parcel Number 964-050-006.

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2014-005**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 July 16, 2014, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on July 16, 2014, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

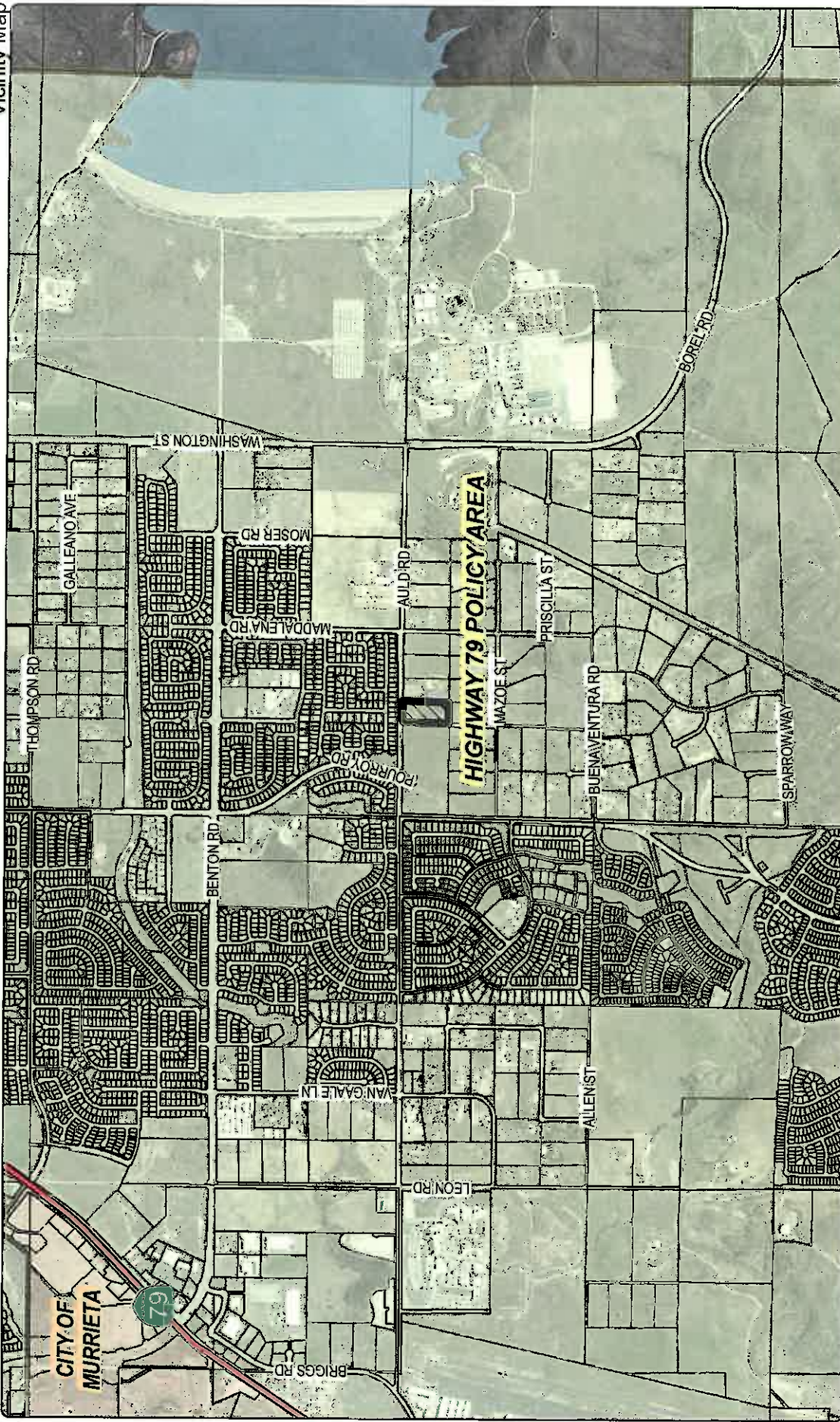
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 42679; and
24

25 **ADOPTION** of General Plan Amendment No. 945D1
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07822 GPA00945D1
VICINITY/POLICY AREAS

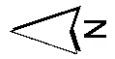
Supervisor Stone
 District 3

Date Drawn: 05/30/2014
 Vicinity Map



Zoning Area: Rancho California
 Township/Range: T7SR2W
 Section: 9

Assessors Bk. Pg. 964-05-05
 Thomas Bros. Pg. 929 E2
 Edition 2014



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 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.irma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07822 GPA00945D1

Supervisor Stone
 District 3

Date Drawn: 05/30/2014
 Exhibit 1

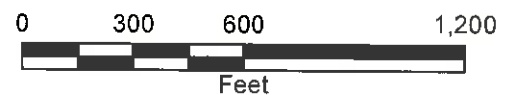
LAND USE



Zoning Area: Rancho California
 Township/Range: T7SR2W
 Section: 9



Assessors Bk. Pg. 964-05-05
 Thomas Bros. Pg. 929 E2
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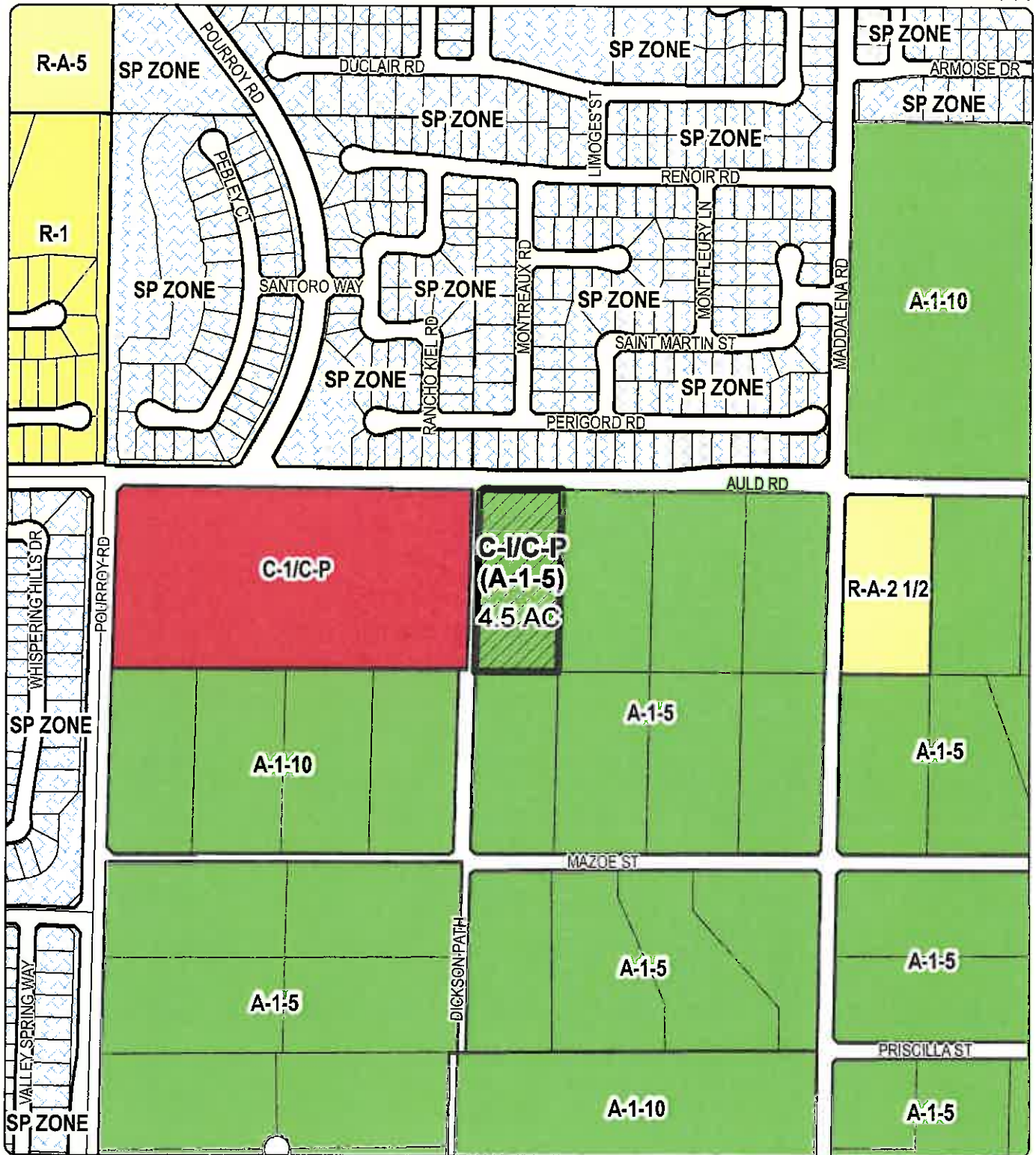
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07822 GPA00945D1

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 05/30/2014
Exhibit 3

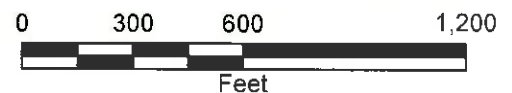


Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9



Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
Edition 2014

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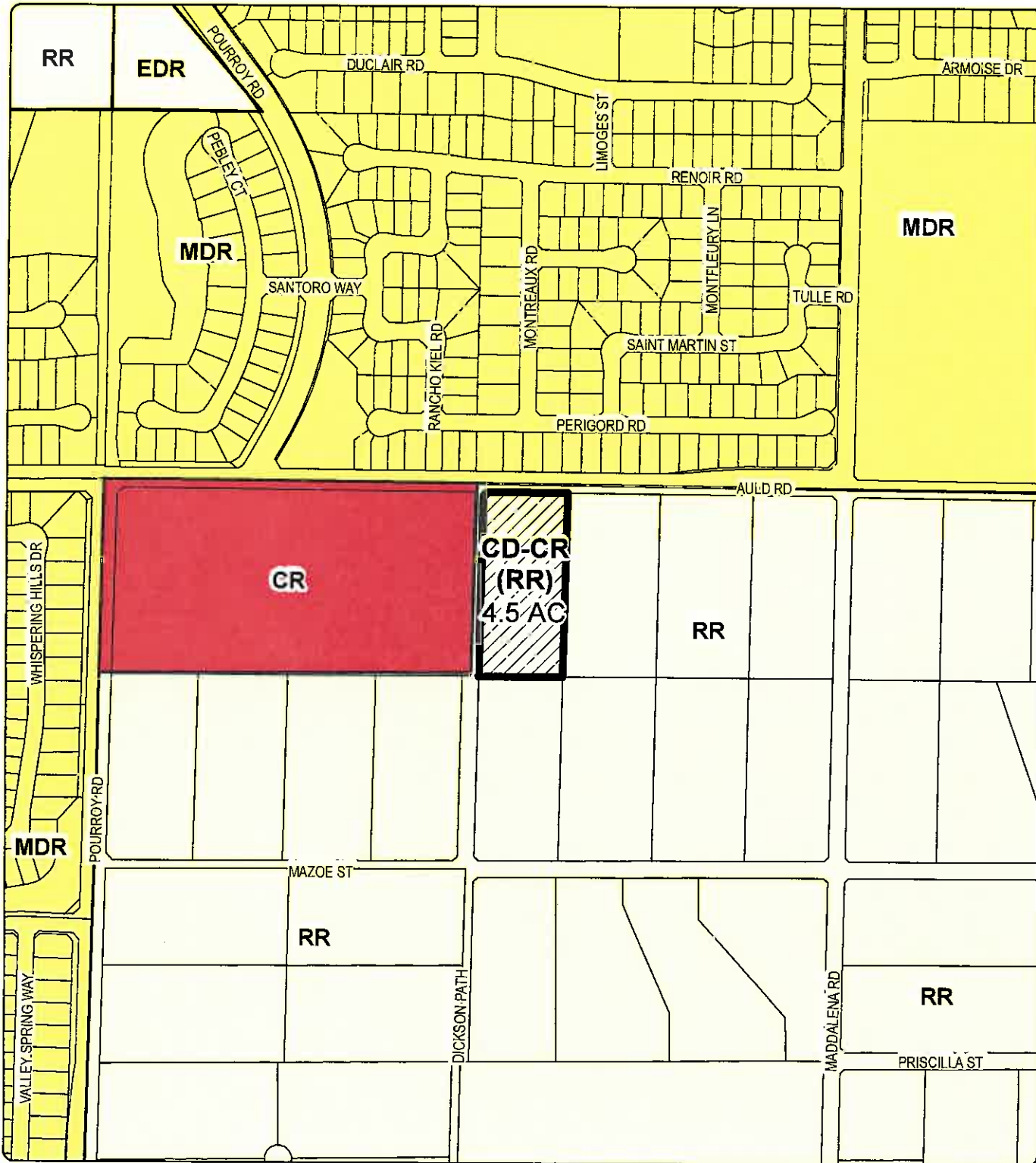
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07822 GPA00945D1

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

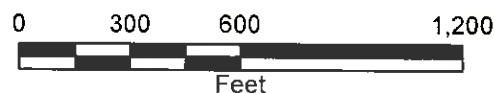
Date Drawn: 05/30/2014
Exhibit 6



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9

Assessors Bk. Pg. 964-05-05
Thomas Bros. Pg. 929 E2
Edition 2014

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 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.time.co.riverside.ca.us/index.html>



APN 964-050-006
General Plan Amendment and Change of Zone
Justification for Amendment

The following is a justification for the proposed General Plan Amendment (GPA) on the 4.5 acre parcel known as Assessor's Parcel Number 964-050-006 from RR (Rural Residential) to CR (Commercial Retail):

1. The 4.5 acre parcel is located immediately to the east of a 19.4 acre parcel (APN 964-050-006) which currently has a General Plan Land Use designation of CR (Commercial Retail) and a Zoning designation of C-1/C-P (General Commercial). The GPA will be consistent with the existing commercial property to the west. Adequate buffers can be provided to the parcels to the east and south. No buffering is needed to the north. The modification of 4.5 acres to CR (Commercial Retail) represents a logical extension of the existing CR acreage.
2. As depicted on Tentative Parcel Map 32379 (PM 32379), the intersection of Auld Road and Pourroy Roads, which now create a "T" intersection, will be modified. The proposed re-alignments are as follows:
 - a. Auld Road will be re-aligned within the boundaries of PM 32379 to curve to the south, where it will intersect with Pourroy Road (future Butterfield Stage Road).
 - b. Pourroy Road (future Butterfield Stage Road) will be re-aligned within the boundaries of PM 32379 and will arc to the northeast, where it will intersect with Auld Road, as described in 3.a., above, and proceed off-site, where it will re-align with the current Auld Road alignment.
 - c. Pourroy Road, north of the existing Auld Road will proceed southwesterly to intersect with the re-aligned Auld Road.
 - d. Auld Road and Pourroy Roads will be Secondary Highways (100' ROW), and future Butterfield Stage Road (Pourroy Road) will be an Urban Arterial (152' ROW).

WRCOG Southwest Zone 5-Year TIP (05-SW-RCY-1057): the Butterfield Stage Road, Auld Road to Murrieta Hot Springs Road – 2.326 miles, 0-4 lanes) has been "started." It is in the planning stages, with funding provided for this task in FY13-14. Engineering is anticipated in FU14-16 and FY16-18.

The additional 4.5 acres will increase the viability of the existing commercial property to the west, which will ultimately be subdivided into three (3) parcels. Acreage will be increased for the northerly and southerly parcels. And access to both the northerly and southerly parcels will be enhanced with the inclusion into the existing 19.4 acre commercial parcel. This will enhance vehicular safety in the vicinity of these roadways.

3. Tentative Parcel Map 32379 was approved, with conditions, on June 14, 2006, and will expire on June 14, 2016. Barring any additional extensions of time granted by the State of California, pursuant to Section 8.4 of Ordinance No. 460, three (3) one-year extensions of time may be filed for PM 32379, potentially extending the life of the map to June 14, 2019. The addition of 4.5 acres of commercial property to the existing 19.4 acres, will represent a logical extension of commercial development to the east, and will enhance access, marketability, and potentially facilitate roadway improvements.



EXHIBIT 'A'

"ALTERNATIVE" STREET ALIGNMENT
 PREPARED FOR:
 PARCEL 1-3, T.P.M. 323
 BUTTERFIELD STAGE ROAD



SCALE: 1" = 300'

TEMECULA
ENGINEERING
CONSULTANTS I

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
 28377 CANYON CIRCLE, SUITE 202, TEMECULA, CA 92592
 TEL: (951) 676-1018 * FACSIMILE 951-676-5245
 P.O. BOX 51245

JOB NO. #

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

REVIEWED BY EXECUTIVE OFFICER

DATE
Tina Grande
Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 945 – Foundation-Regular - Applicant: Leonard Bustin – Engineer/Representative: Michael Schweitzer. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 acre minimum lot size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road – 18.99 Gross Acres – Zoning: Light Agriculture- 5 acre minimum lot size (A-1-5)
REQUEST: This General Plan Amendment proposes to change the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 acre minimum lot size) to Commercial Retail (CD: CR) (0.20-0.35 FAR) - APNs: 964-050-006, 964-050-007, 964-050-008 and 964-050-009

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the

Ron Goldman
Planning Director

Initials:
RG:fb

(continued on attached page)

Policy

Consent

Dept Re
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.1: GENERAL PLAN AMENDMENT NO. 945 - Foundation / Regular - Applicant: Leonard Bustin - Engineer/Representative: Michael Schweitzer. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Policy Area(s) - Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)- Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road - 18.99 Gross Acres - Zoning: Light Agriculture- 5 Acre Minimum Lot Size (A-1-5)

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to change the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) to Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Tamara Harrison, Ph: (951) 955-9721 or E-mail tharriso@rctlma.org

The following did not wish to speak but want to be recorded in favor of the subject proposal:

Scott Seidman, Applicant, 43696 Ortena St., Temecula, CA 92592

Leonard Bustin, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, recommended to the Board of Supervisors;

TO DECLINE TO INITIATE the GENERAL PLAN AMENDMENT

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 7.1
Area Plan: Southwest Area
Zoning District: Rancho California
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: February 3, 2010

General Plan Amendment No. 945
Applicant: Leonard Bustin
Engineer/Representative: Michael Schweitzer

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for GPA00945 from Rural: Rural Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively decline to adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Petty disagreed with staff's recommendation to decline to initiate proceedings for General Plan Amendment No. 945. Mr. Petty commented that the re-alignment of Butterfield Stage Road presents a new circumstance for the area that would justify reconsidering the current General Plan designation. Commissioner Petty also commented that he would have liked for staff to present an alternative designation as opposed to recommending to tentatively decline to adopt an order initiating proceedings for the case. Finally, Mr. Petty stated that the applicant should be allowed to move forward with the proposal to Commercial Retail.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 7.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: February 3, 2010

General Plan Amendment No. 945
Applicant: Leonard Bustin
Engineer/Representative: Michael Schweitzer

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) to "Community Development" (CD) and to amend the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Commercial Retail" (CR) for an approximately 18.99 acre site. The project is located southerly of Auld Road, northerly of Mazoe Street, easterly of Dickson Path and westerly of Maddalena Road.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "French Valley" community within the "Southwest" area plan and is also located within the City of Temecula's Sphere of Influence. The Rural Residential designation can be found to the south and to the east of the subject site. The Commercial Retail designation can be found to the west of the site directly across Dickson Path. Medium Density Residential can be found directly north of the site across Auld Road. The City of Temecula's General Plan has given the subject site an anticipated land use designation of Rural (RR) (0-0.2 du/ac max).

A 20 acre parcel to the west of the subject site across Dickson Path at the southeast corner of Pourroy Road and Auld Road is currently designated as Commercial Retail (CR) and remains vacant. The planned realignment of a number of General Plan Circulation Element roads will break up the existing 20 acre piece of CR and the applicant is seeking to replace the full 20 acres of CR at the subject site (the existing Commercial Retail parcel does not share the same owner as the parcels in question). Staff recognizes that the anticipated road alignment will alter the existing CR in the area; however, there will be an adequate amount of CR that will remain once the re-alignment is complete and an additional 20 acres of Commercial Retail would be excessive for the area. Once the road alignment is complete, the existing 20 acres of CR will be broken down into 3 pieces (see attached exhibit titled "Circulation Element Roads"). One of the parcels will be approximately 7 acres, one will be approximately 4 acres and the third parcel will be approximately 2 ½ acres.

The subject site falls within the General Plan's Highway 79 Policy Area and would be required to comply with the policy area and its requirements before any approvals can be made. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

County mapping has identified the subject site as being located within the boundaries of the County Multi-Species Habitat Conservation Plan (MSHCP). Although the site is not specifically listed within a Cell Group under MSHCP, the site will be required to conform to additional plan wide requirements of

the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

County mapping has also identified the site as being located within Compatibility Zone E of the French Valley Airport and will require review by the County's Airport Land Use Commission.

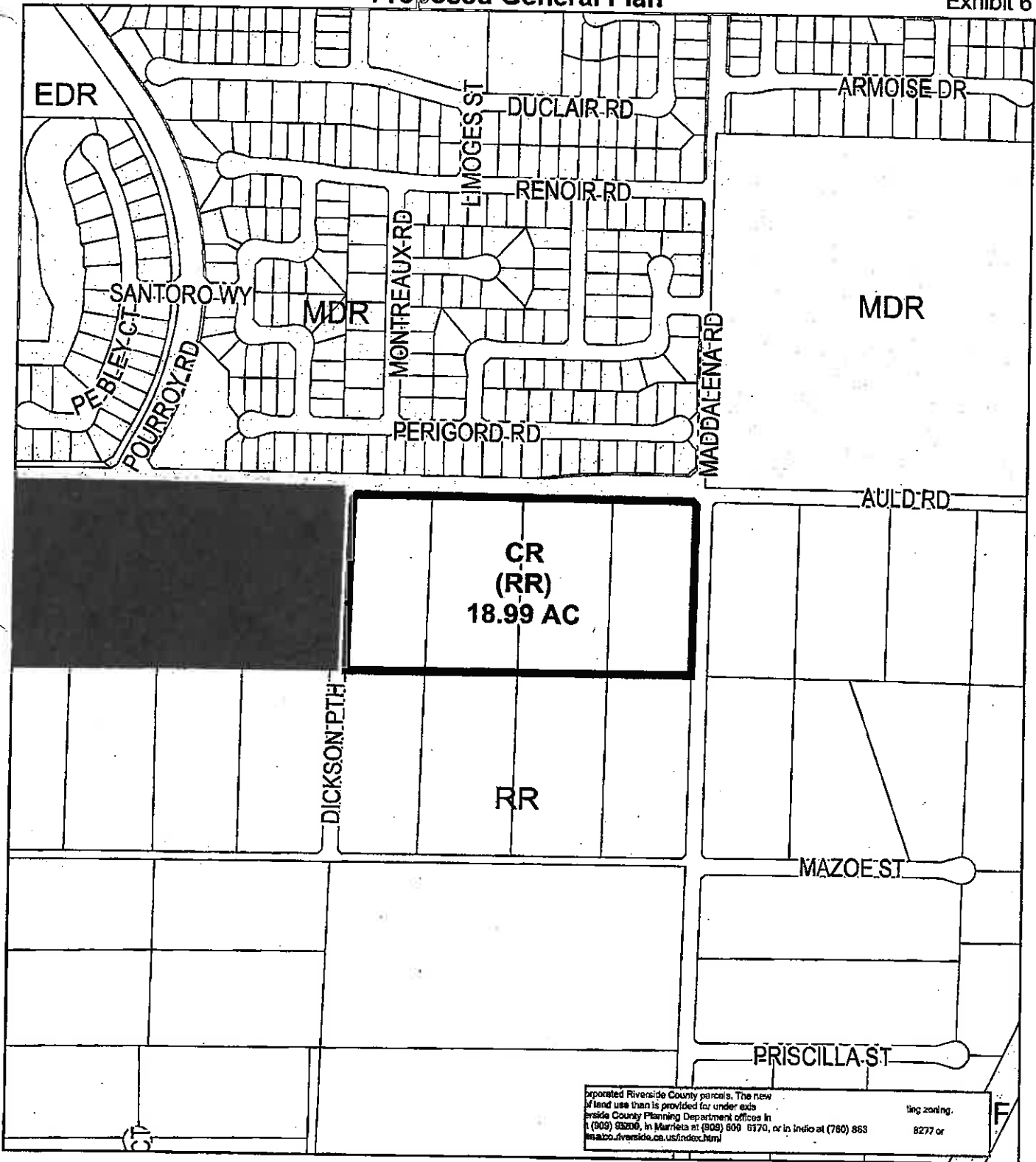
RECOMMENDATION:

The Planning Director's recommendation is to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 945 from Rural: Rural Residential to Community Development: Commercial Retail. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 13, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5351.33.
3. The project site is currently designated as Assessor's Parcel Numbers 964-050-006, 964-050-007, 964-050-008 and 964-050-009.

Proposed General Plan

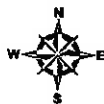


Proposed Riverside County parcels. The new
of land use than is provided for under exis
Riverside County Planning Department offices in
(909) 93206, in Marrieta at (909) 609 6170, or in Indio at (760) 863
maabo.riverside.ca.us/index.html

ing zoning.
8277 or

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T7SR2W
Section: 9



Assessors
Bk. Pg. 964-05
Thomas
Bros. Pg. 929 E2

Supervisor Stone
District 3

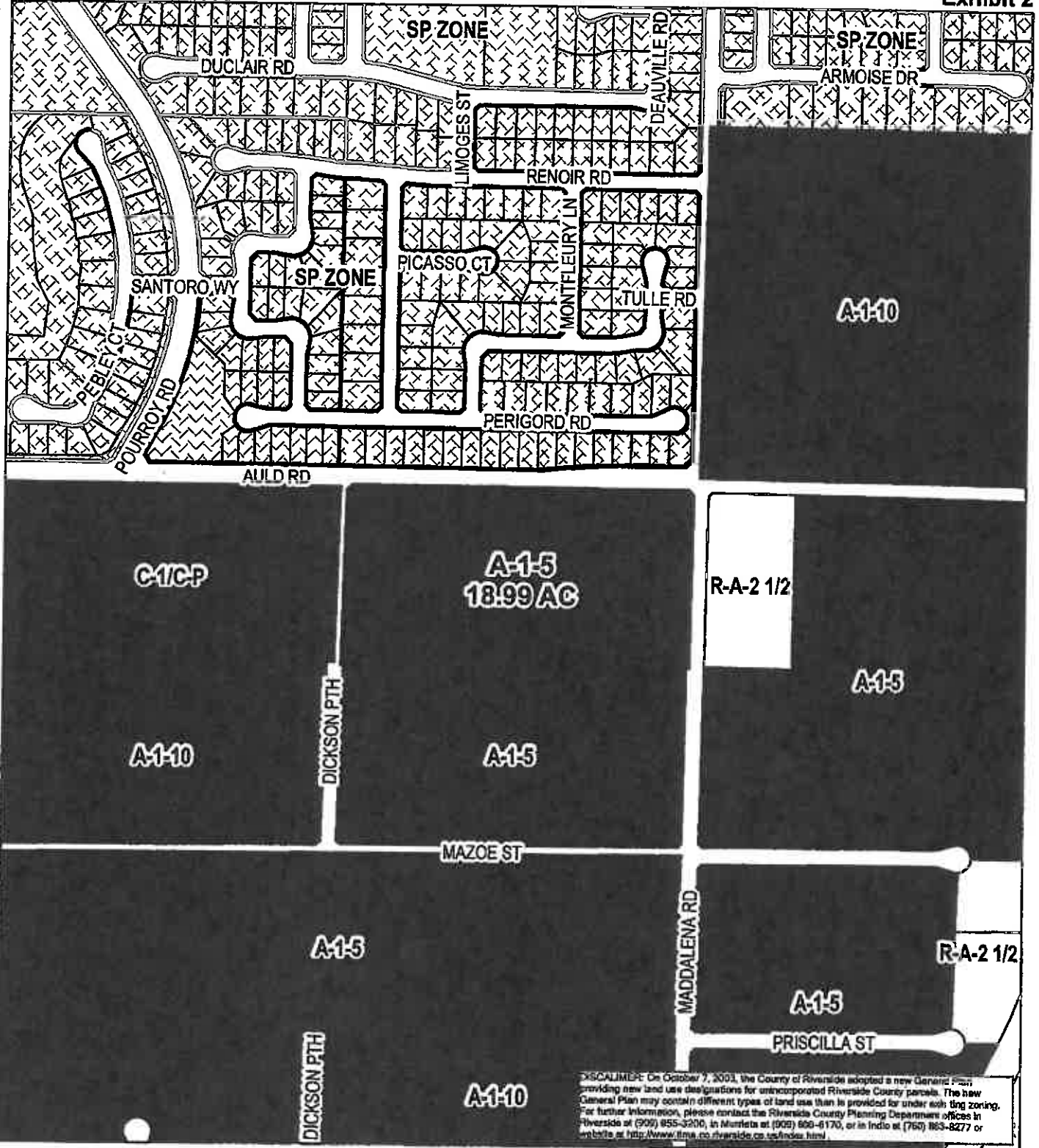
Date Drawn: 3/27/08

GPA00945 EXISTING ZONING

Planner: Amy Aldana

Date: 3/13/08

Exhibit 2

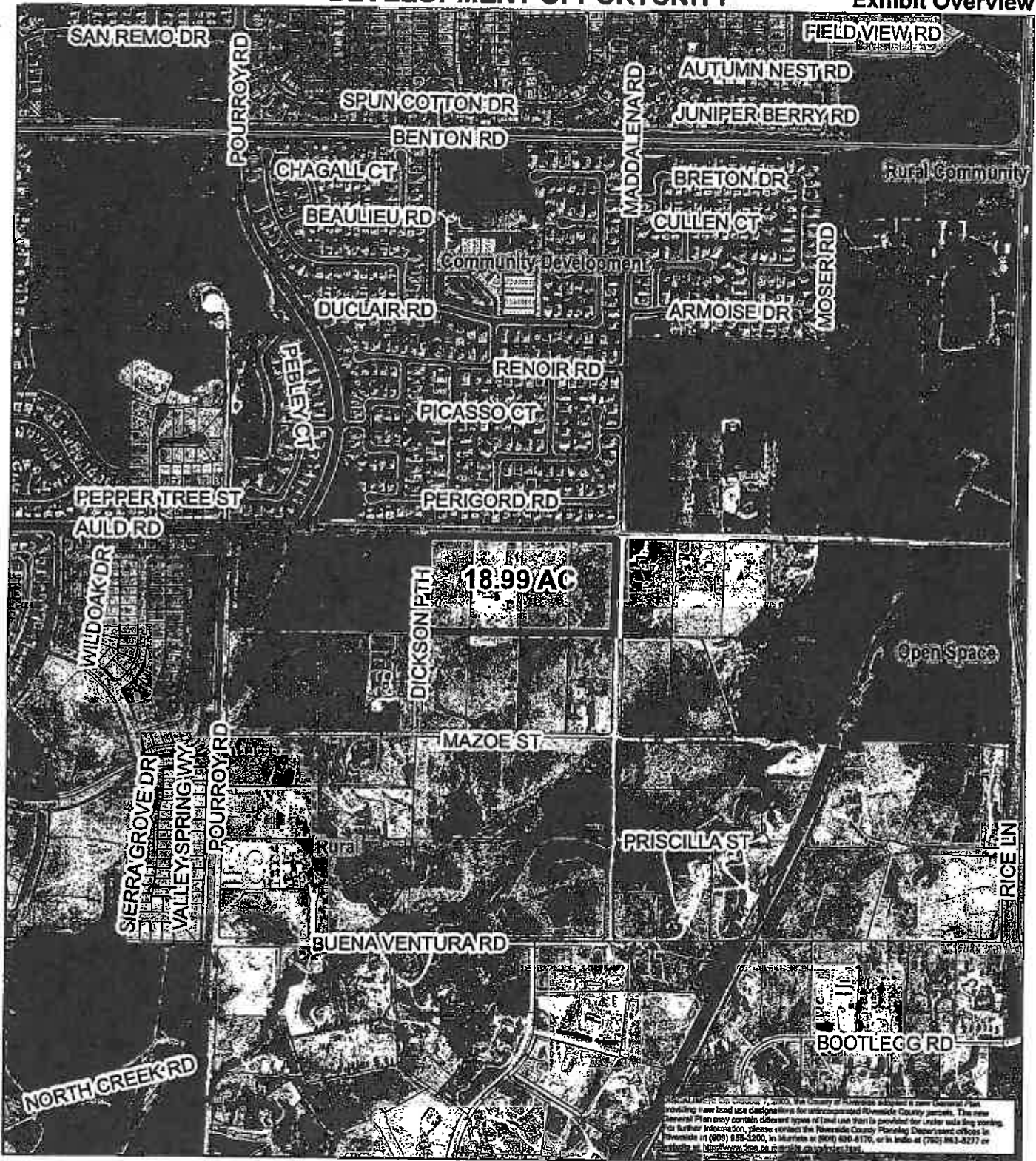


Zone
Area: Rancho California
Township/Range: T7SR2W
Section : 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 964-05
Thomas
Bros. Pg. 929 E2





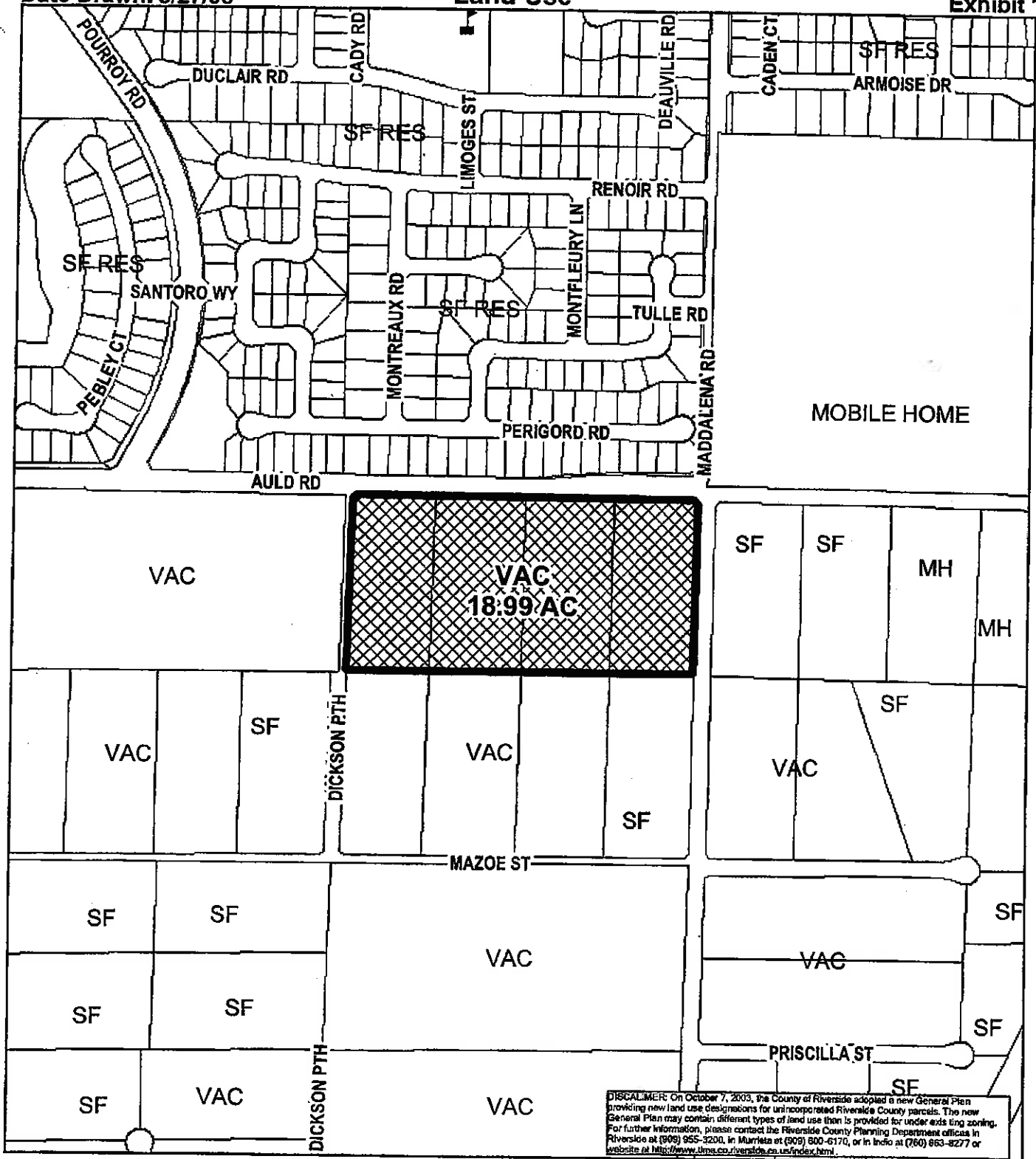
© 2008, The County of Riverside adopted its new General Plan resulting in new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 555-1200, in Murietta at (951) 400-6170, or in Indio at (760) 963-8277 or visit us at <http://planning.coe.ca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Rancho California
 Township/Range: T7SR2W
 Section: 9



Assessors
 Bk. Pg. 964-05
 Thomas
 Bros. Pg. 929 E2



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 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 (909) 955-3200, in Murrieta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.trms.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Rancho California
 Township/Range: T7SR2W
 Section: 9



Assessors
 Bk. Pg. 964-05
 Thomas
 Bros. Pg. 929 E2



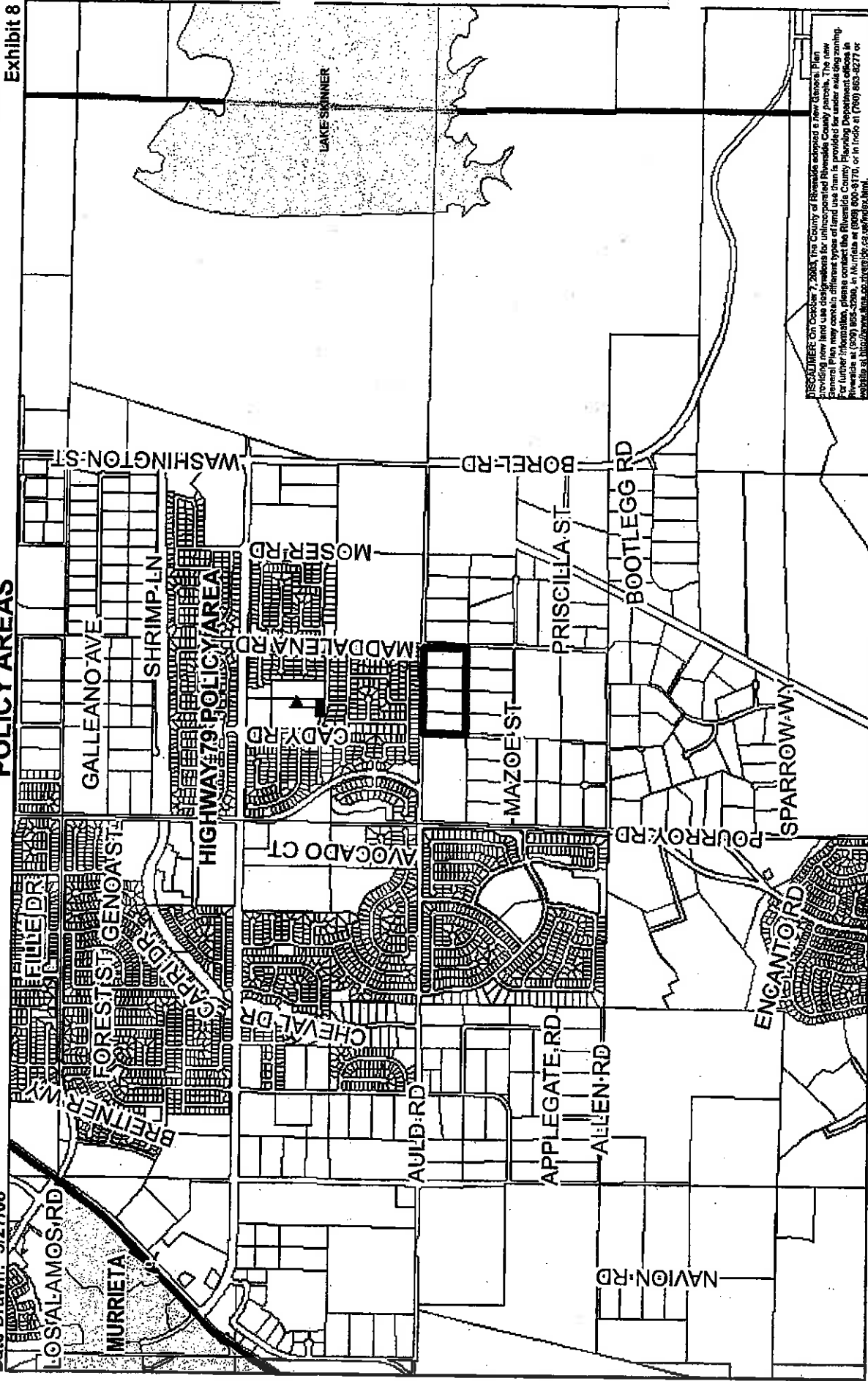
Supervisor Stone
District 3

Date Drawn: 3/27/08

GPA00945

POLICY AREAS

Planner: Amy Aldana
Date: 3/13/08
Exhibit 8



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 General Plan may contain different types of land use than is provided for under existing law. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 855-5200, in Murrieta at (909) 690-9170, or in Indio at (760) 863-8277 or <http://www.riverside.ca.gov/planning>.

Zone Rancho California
 Area: Township/Range: T7SR2W
 Section : 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 964-05
 Thomas
 Bros. Pg. 929 E2

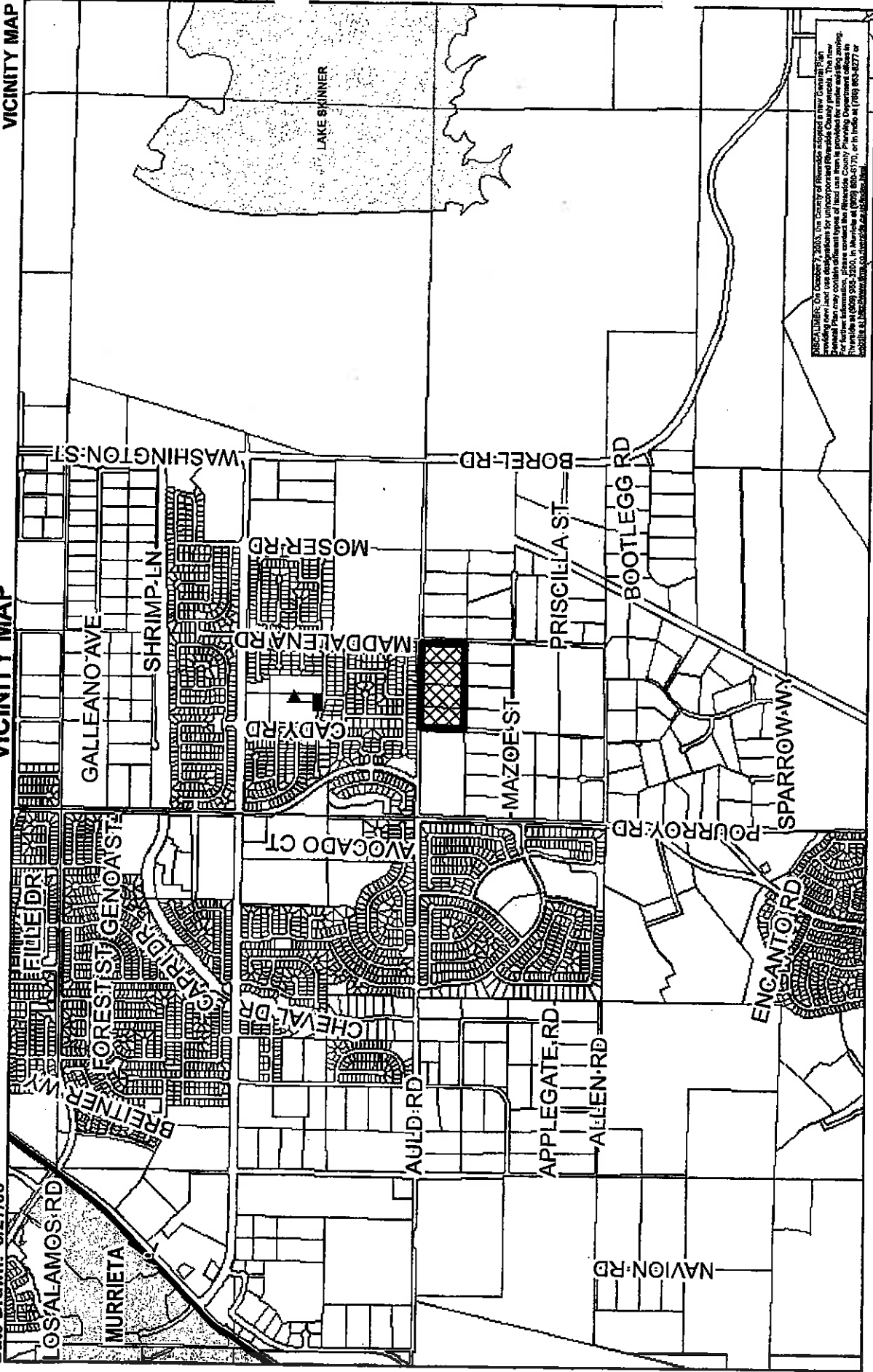


Supervisor Stone
District 3

Date Drawn: 3/27/08

GF A00945 VICINITY MAP

Planner: Penny Aldana
Date: 3/13/08
VICINITY MAP



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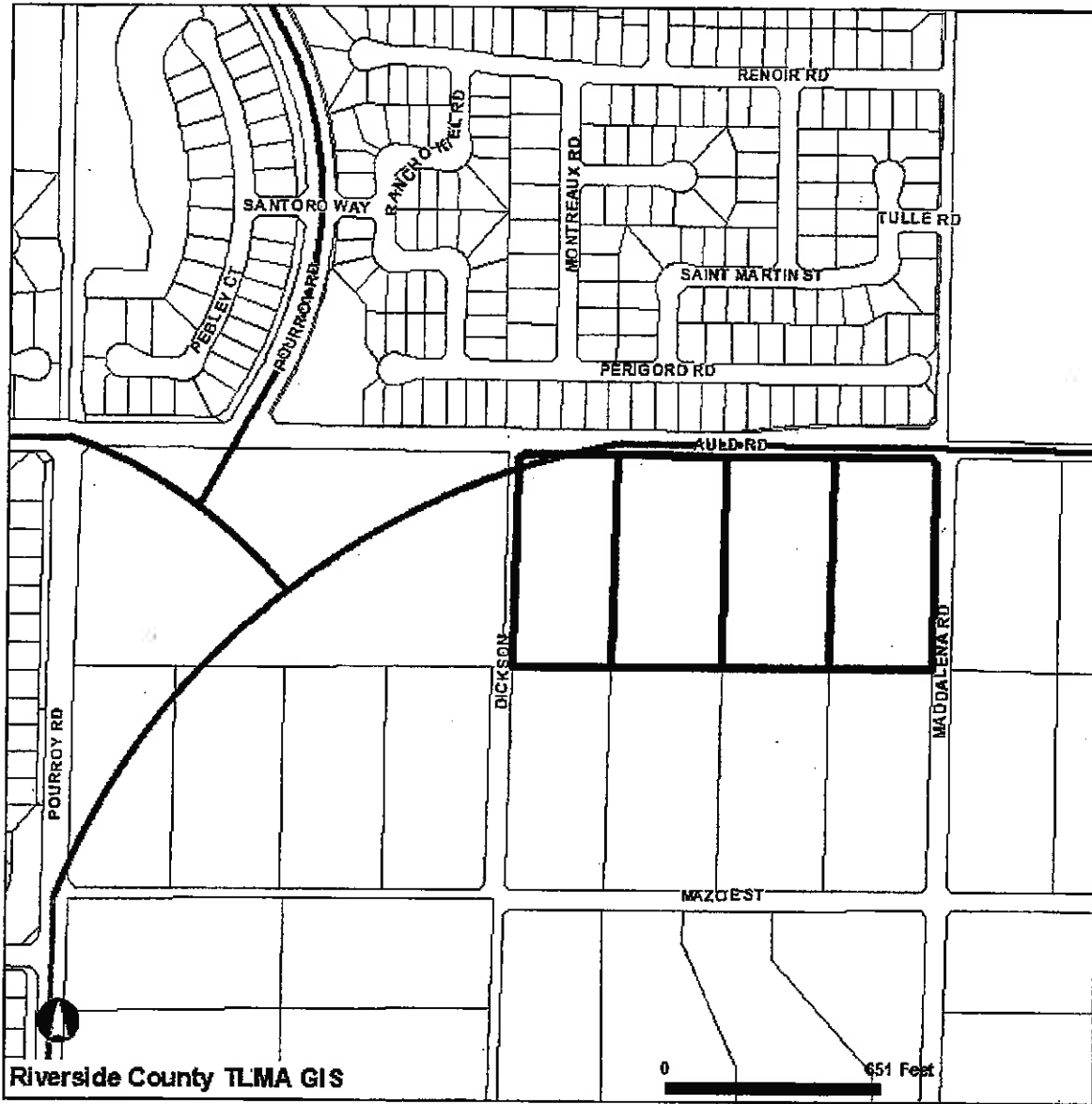
Zone Area: Rancho California
Township/Range: T7SR2W
Section: 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 964-05
Thomas Bros. Pg. 929 E2



RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

CIRCULATION ELEMENT ROADS

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- ARTERIAL (128' ROW)
- SECONDARY (100' ROW)
- URBAN ARTERIAL (152' ROW)
- CITY
- PARCELS
- CIRCULATION ELEMENT RIGHT-OF-WAY

IMPORTANT

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REPORT PRINTED ON...Mon Jan 11 15:19:23 2010



LAND USE

Figure LU-3 Land Use Policy Map

Adopted April 12, 2005

Map Prepared February 28, 2005

CITY OF TEMECULA GENERAL PLAN

RESIDENTIAL

- Hillside (0-0.1 Du/Ac Max)
- Rural (0-0.2 Du/Ac Max)
- Very Low (0.2-0.4 Du/Ac Max)
- Low (0.5-2 Du/Ac Max)
- Low Medium (3-6 Du/Ac Max)
- Medium (7-12 Du/Ac Max)
- High (13-20 Du/Ac Max)

COMMERCIAL / OFFICE

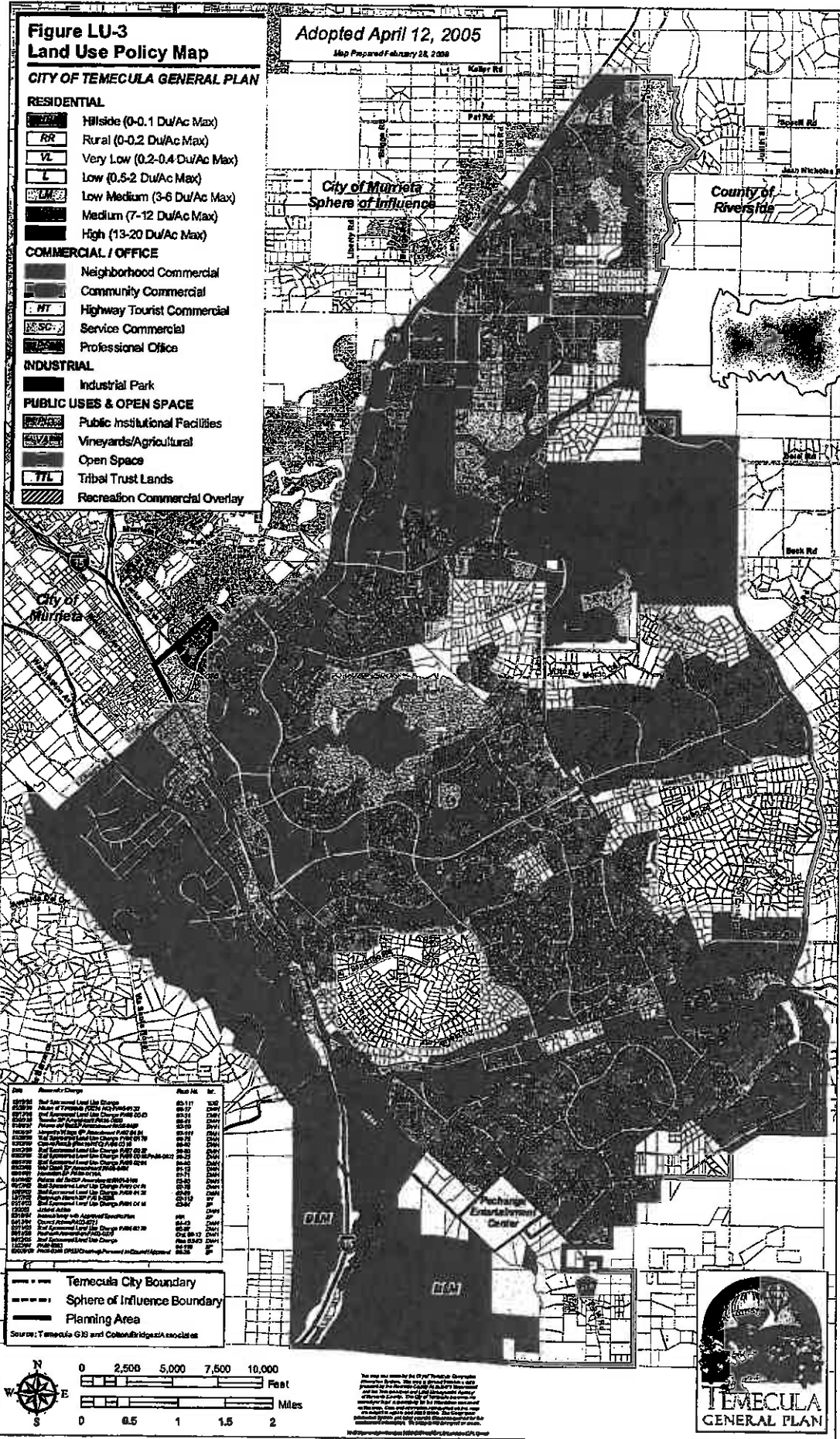
- Neighborhood Commercial
- Community Commercial
- Highway Tourist Commercial
- Service Commercial
- Professional Office

INDUSTRIAL

- Industrial Park

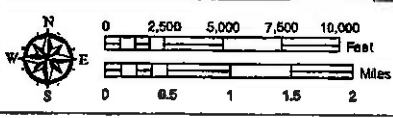
PUBLIC USES & OPEN SPACE

- Public Institutional Facilities
- Vineyards/Agricultural
- Open Space
- Tribal Trust Lands
- Recreation Commercial Overlay



Code	Revised/Change	Sheet No.	Ref
00000	Initial Land Use Change	00-117	00-00
00001	Map of Temecula 1992 (1st Revision)	00-117	00-00
00002	1st Amendment Land Use Change PMS 00-01	00-117	00-00
00003	2nd Amendment Land Use Change PMS 00-02	00-117	00-00
00004	3rd Amendment Land Use Change PMS 00-03	00-117	00-00
00005	4th Amendment Land Use Change PMS 00-04	00-117	00-00
00006	5th Amendment Land Use Change PMS 00-05	00-117	00-00
00007	6th Amendment Land Use Change PMS 00-06	00-117	00-00
00008	7th Amendment Land Use Change PMS 00-07	00-117	00-00
00009	8th Amendment Land Use Change PMS 00-08	00-117	00-00
00010	9th Amendment Land Use Change PMS 00-09	00-117	00-00
00011	10th Amendment Land Use Change PMS 00-10	00-117	00-00
00012	11th Amendment Land Use Change PMS 00-11	00-117	00-00
00013	12th Amendment Land Use Change PMS 00-12	00-117	00-00
00014	13th Amendment Land Use Change PMS 00-13	00-117	00-00
00015	14th Amendment Land Use Change PMS 00-14	00-117	00-00
00016	15th Amendment Land Use Change PMS 00-15	00-117	00-00
00017	16th Amendment Land Use Change PMS 00-16	00-117	00-00
00018	17th Amendment Land Use Change PMS 00-17	00-117	00-00
00019	18th Amendment Land Use Change PMS 00-18	00-117	00-00
00020	19th Amendment Land Use Change PMS 00-19	00-117	00-00
00021	20th Amendment Land Use Change PMS 00-20	00-117	00-00
00022	21st Amendment Land Use Change PMS 00-21	00-117	00-00
00023	22nd Amendment Land Use Change PMS 00-22	00-117	00-00
00024	23rd Amendment Land Use Change PMS 00-23	00-117	00-00
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00026	25th Amendment Land Use Change PMS 00-25	00-117	00-00
00027	26th Amendment Land Use Change PMS 00-26	00-117	00-00
00028	27th Amendment Land Use Change PMS 00-27	00-117	00-00
00029	28th Amendment Land Use Change PMS 00-28	00-117	00-00
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00051	50th Amendment Land Use Change PMS 00-50	00-117	00-00

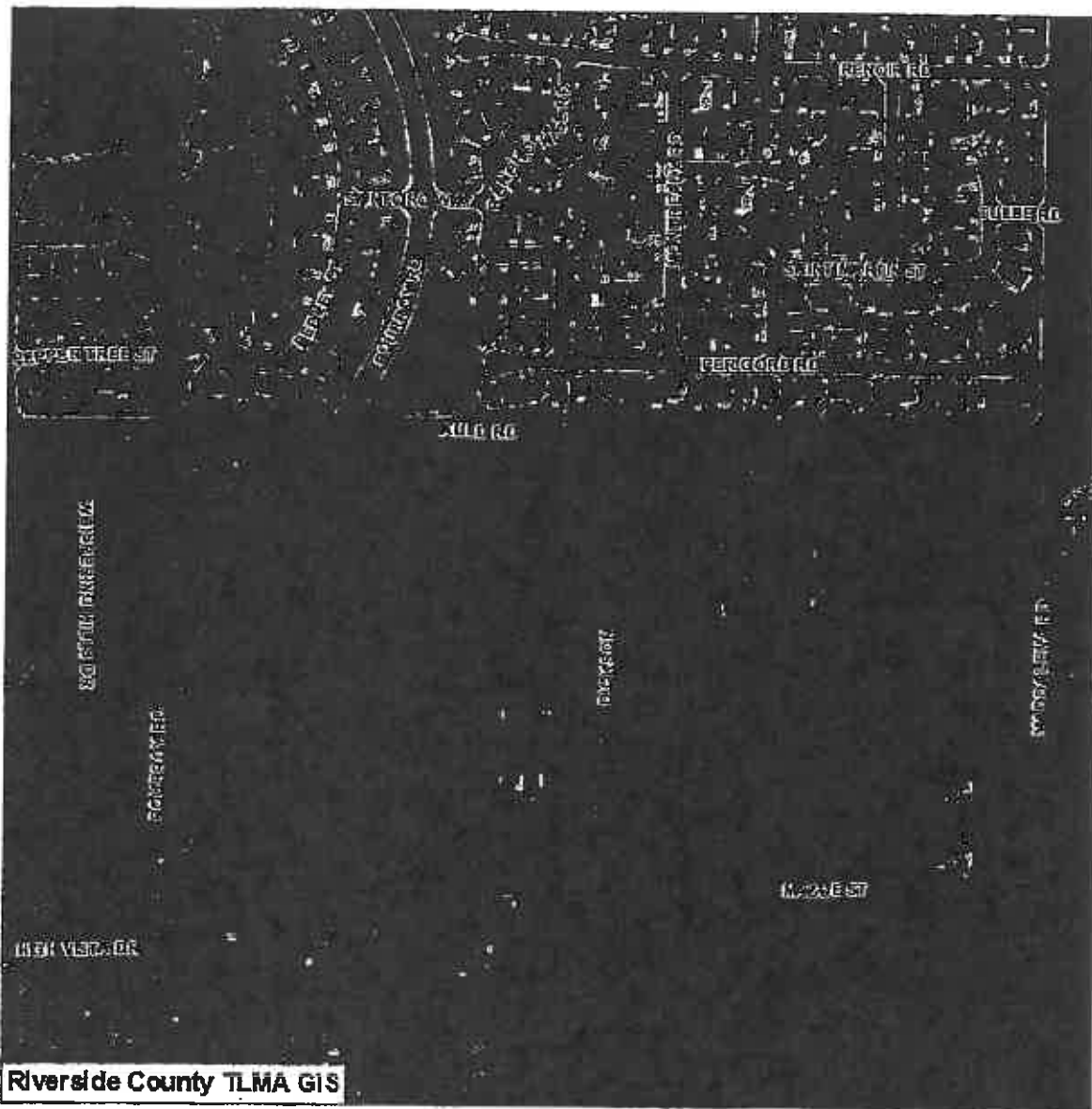
Temecula City Boundary
 Sphere of Influence Boundary
 Planning Area
 Source: Temecula GIS and ColtonBridgesAssociates












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 Planning and Development Department, 1000 S. El Camino
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RIVERSIDE COUNTY GIS



CIRCULATION ELEMENT ROADS

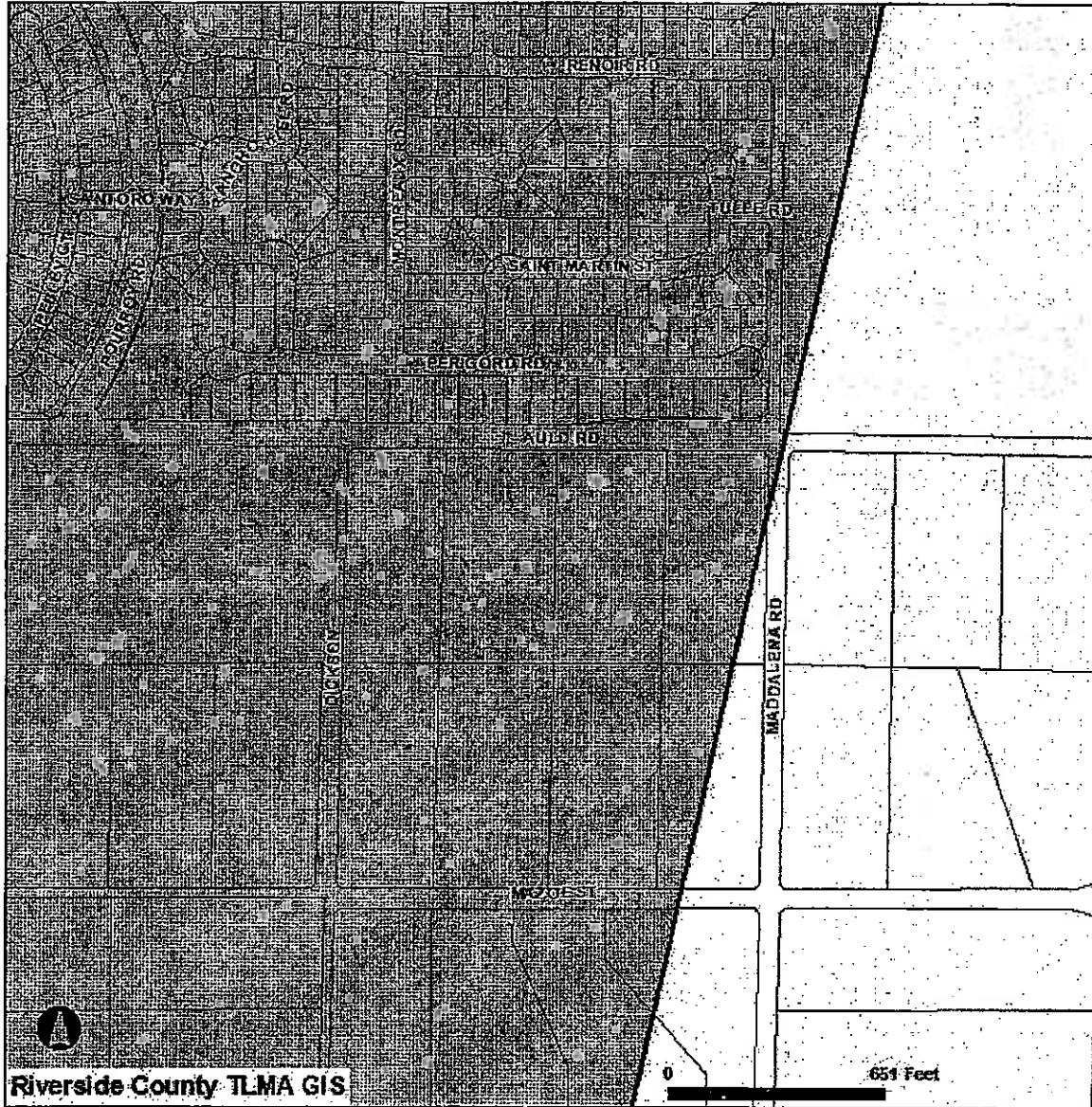
-  STREAMS
-  INTERSTATES
-  HIGHWAYS
-  ARTERIAL (128' ROW)
-  SECONDARY (100' ROW)
-  URBAN ARTERIAL (152' ROW)
-  CITY
-  PARCELS
-  CIRCULATION ELEMENT RIGHT-OF-WAY

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RIVERSIDE COUNTY GIS



AIRPORTS

INTERSTATES

HIGHWAYS

PARCELS

AIRPORT INFLUENCE AREAS

COMPATIBILITY ZONE E

IMPORTANT

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Applicant: Leonard Bustin on behalf of Congregation Havurim
41935 Calle Cabrillo
Temecula, CA 92592
(951) 695-4988
Feb. 6, 2008

To: Riverside County Planning Commission

Re: APN 964-050-006, 007, 008, and 009

Request: We request you amend the Southwest Area Plan for these 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.

Location: Southeast corner of Auld and proposed Butterfield Stage Road intersection. See maps and photos showing site.

This request is to change the use of four parcels owned by three different owners from Rural Residential A-1-5 to Community Development, Commercial Retail. Leonard Bustin is the applicant on behalf of Congregation Havurim, a non-profit organization with a minimal budget that has been forced into a difficult position concerning the many fees in addition to the condemnation of about half of its site due to the Butterfield Stage Road alignment. Access for the parcels will also become sub-standard in the process. See enclosed map.

The owners of the affected sites have agreed to cooperate with one another to find a solution to the negative effects of the new road. The plan calls for a commercial site large enough to be practical for a shopping center. In addition to the higher use, access is to be improved by a private reciprocal easement. We shall prepare the easement language and record upon approval of our plan. See draft sketch enclosed.

Summary: A contiguous 20 acre commercial retail site was cut into three dislocated parcels and we are filling the void for a small regional shopping center. We believe our request is reasonable and makes common sense. We were forced into our predicament and our application cures many problems caused by the alignment.

We request you amend the Southwest Area Plan for the above 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.

January 27, 2010

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Items 6.0 and 7.0, General Plan Amendment Initiation Proceedings
(February 3, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In contrast to several of the staff recommendations, we urge the Commission to uphold the integrity of the current General Plan and to respect the MSHCP.

Item 6.1, GPA 958 (Mead Valley)

Disagree with recommendation for initiation. For convoluted reasons, staff has reversed its previous recommendation to deny encroachment of higher density into a Rural area. Specifically, staff states that because infrastructure from a previous subdivision has induced *unplanned* growth, that unplanned growth should move forward. Although only 5 acres, this is simply a reversion to the "service-based" growth that characterized the County prior to the 2003 Integrated Project.

Item 6.2, GPA 970 (Eastvale)

Disagree with recommendation for initiation. Even with the staff-proposed modification, it is unclear why development should be allowed in a flood-prone area. We are also not convinced that MSHCP and recreational purposes would be advanced by development along the Santa Ana River.

Item 6.3, GPA 1008 (Temescal Canyon)

Disagree with recommendation for initiation. New industrial uses are being proposed for a mining site in Temescal Wash, an important habitat area included in the MSHCP. Much of the site (totaling 328 acres) is now designated Open Space-Rural. It would seem obvious that the *only* new uses the County should consider would be those consistent with the County's adopted MSHCP. *However, this proposal is overtly acknowledged to be inconsistent with the approved MSHCP.*

Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

According to the staff report, a "Criteria Refinement" or "Plan Amendment" would be required to alter the MSCHP to fit the applicant's proposal. Such changes to the MSHCP are typically politically rather than biologically driven, and are fraught with problems. We are extremely skeptical that alterations to the MSHCP would be beneficial or even acceptable, due to habitat depletion and lack of options. If initiated, the stage would be set for serious conflicts between the project and the MSHCP, the conservation community, and the state and federal wildlife agencies. Why would the Planning Dept purposely set up the Environmental Programs Dept for such a scenario? Isn't this bad faith with the adopted MSHCP? *This proposal's conflict with the MSHCP creates internal inconsistencies between elements of the General Plan, as the MSHCP is part of the General Plan.* This request should be denied, along with a strong policy statement that GPAs should be consistent rather than in conflict with the MSHCP.

Item 6.4, GPA 973 (Winchester)

No position.

Item 6.5, GPA 975 (French Valley)

Concur with recommendation to deny initiation. The conversion of this 151-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Item 7.1, GPA 945 (French Valley)

Concur with recommendation to deny initiation. The conversion of this 89-acre Rural land to Community Development (commercial retail) would "leapfrog" over vacant parcels already so designated.

Item 7.2, GPA 925 (French Valley)

Disagree with recommendation for initiation. This 231-acre proposal is part of a complex of parcels that now form an intact Rural community separator. It lies within the Sphere of Influence of the City of Murrieta. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* MSHCP cells are also involved, and these issues are unresolved. Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and associated GPAs 926, 974, 976 and 998 does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.3, GPA 976 (Winchester)

Disagree with recommendation for initiation. This 272-acre proposal is part of an intact Rural area that serves as a community separator. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and nearby GPAs does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.4, GPA 928 (French Valley)

Concur with recommendation to deny initiation. The proposal, within Murrieta's Sphere of Influence, to convert 33-acres of Rural to Community Development medium density residential has no demonstrable need and would represent a failure of orderly development. It would conflict with airport compatibility criteria. Finally, MSHCP issues are unresolved. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan."

Item 7.5, GPA 978 (Rancho California)

Concur with recommendation to deny initiation. There are no changed circumstances to justify a change from the Rural designator for this 46-acre site. Such a change would also pose inconsistencies with the MSHCP. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan." There is also inconsistency with airport standards.

Item 7.6, GPA 1085 (Reche Canyon)

Concur with recommendation to deny initiation. According to staff, "The site's characteristics are highly consistent with the existing Rural Mountainous designation given the steep slopes, lack of existing water and sewer, fire danger and limited access." Development intensity on this 319-acre site should not be increased in hazard zones, and to do so "would again create an internal inconsistency between the Land Use Map/Element and the Safety Element of the General Plan." Multiple MSHCP issues are also involved. No new circumstances justify a change.

Thank you for considering our views.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Charles Landry, RCA
Interested parties

**Leonard Bustin
41935 Calle Cabrillo
Temecula, CA 92592
GPA945-Applicant**

**Michael Schweitzer
41951 Remington STE#160
Temecula, CA 92590
GPA945-Engineer**

**Havurim Congregation
P.O. Box 891663
Temecula, CA 92589
GPA945-Owner**

Leonard Bustin
41935 Calle Cabrillo
Temecula, CA 92592
GPA945-Applicant

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GPA945-OWNER

GPA945-ENGINEER

GPA945-OWNER

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42679

Project Case Type (s) and Number(s): General Plan Amendment No. 945D1 and Change of Zone No. 7822

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Larry Ross

Telephone Number: 951-955-9294

Applicant's Name: Mathew Fagan Consulting Services

Applicant's/ Eng Address: 42011 Avenida Vista Lane, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

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

C. Total Project Area: 4.5

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: 4.5	Lots: 1	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a

D. Assessor's Parcel No(s): 964-050-006

E. Street References: Southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 9, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant farmland, not under current cultivation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions, and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural: Rural Residential (R:RR)

E. Overlay(s), if any: N/A

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest to the north, south, east and west
2. **Foundation Component(s):** Community Development to the north (SP286) and west, and Rural to the east and south.
3. **Land Use Designation(s):** Community Development Specific Plan to the north, Rural: Rural Residential (R:RR) to the east and south, Community Development: Commercial Retail (CD:CR) to west.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Light Agriculture 5 Acre Minimum (A-1-5)

J. Proposed Zoning, if any: General Commercial (C-1/C-P).

K. Adjacent and Surrounding Zoning: Specific Plan (SP) to the north, General Commercial (C-1/C-P) to the west, and Light Agriculture 5 Acre Minimum (A-1-5) to the south and east.

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

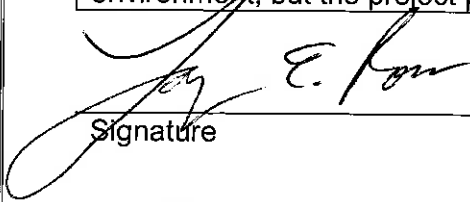
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" 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.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have

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



Signature

May 23, 2014

Date

Larry Ross, project planner
Printed Name

For Juan C Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure 9 in the Southwest Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Light Agricultural 5 Acre Minimum which is intended for the least intense agricultural uses and the General Plan has a Rural Residential 5 Acre Minimum designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is consistent with the General Plan. However, the proposed general plan designation and proposed zoning will also be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest

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

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

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create retail,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRCMSHCP, Nest Season Survey Burrowing Owl Report Change of Zone 07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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07822 General Plan Amendment prepared by Principe and Associates dated April 1, 2014, review by County Biologist

Findings of Fact:

- a) The report done by Principe and Associates dated April 1, 2014 found that the project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. No impact.
- b) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No threatened or endangered species were present on the site, and no habitat is present for any threated or endangered species. No Impact.
- c) The project site is fully disturbed by agricultural practices and does not contain native habitats and therefore the project will not impact any habitats. No sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service were present on the site, and no habitat is present for any sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. No Impact.
- d) The project will not interfere 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. Possible burrow sites were present on the site for Burrowing Owl, but none were occupied. The habitat present on the site is possible for a Burrowing Owl food source, but it is not ideal and many other sites in the County are far more suited for the Burrowing Owl food sources. Therefore the project's impacts are less than significant.
- e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No riparian habit or sensitive natural community was identified on the site. No impact.
- f) There are no steams or water bodies present on the site, therefore the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact.
- g) There are no trees or identified natural resources on the site therefore the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014

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

a-b) Based on aerial maps, there are no historic sites on the property. Additionally, the cultural report did not identify any structures or historic sites. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Project Application Materials, PHASE I ARCHAEOLOGICAL ASSESSMENT ASSESSOR'S PARCEL NO. 964-050-006 French Valley Area Riverside County, California prepared by CRM TECH dated February 27, 2014

Findings of Fact:

a-d) A cultural report for the project site was submitted that analyzed the project site for cultural significance. The study determined that there were no recorded archeological sites on the property and the site was determined to be less than significant due to the lack of cultural deposits. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the impact is less than significant.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

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

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high A). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the General Plan, the project site is mapped as areas of low liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are 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: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", GIS database, Geologist Comments, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. However, the geologic report submitted for the project has found that the likelihood of subsidence is very low. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no substantial impacts based on the proposed project.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) Lake Skinner is located about 1.5 miles to the east of the project site. The project site is located within a Dam Inundation zone for Lake Skinner. According to the geological report "this potential for inundation should be further evaluated by the design civil engineer. Based on the above, the potential for seiche or inundation is considered low to perhaps moderate." The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<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"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the French Valley Airport Influence area, and in compatibility zone E. The project was reviewed by the Airport Land Use Commission on March 8, 2012 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, but the project is located within a state fire responsibility area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review, GIS database .

Findings of Fact:

a-h) The northwest corner of project is located within a mapped flood zone. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a, b, d) The northwest corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is within a dam inundation area, however the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 5 acre minimum lot size. The parcel is currently substandard for the minimum lot size. However, property near the site, specifically to the north has experienced some increases in density over what was adopted with the 2003 General Plan. Based on the widening on Highway 79, and the approval of the Specific Plan to the north, compounded with the fact that the lot was substandard in the first place, the subject site is no longer suitable for residential development. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project includes a Change of Zone to assure the General Plan and zoning are consistent. The project is consistent with the suburban designations to the north and west. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently fallow agricultural land and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

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

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near any highways. The closest Highway is Highway 79 about two miles to the west of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) There are currently no residential structures on the subject site, so no displacement will occur. The proposed project will change the Land Use to commercial, thus potentially adding a demand for additional housing through the creation of jobs; however, the project site is small for a commercial property and is not capable of creating a large enough number of jobs to be significant. The impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation 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 public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Source: GIS database

Findings of Fact:

The project would not result in an increased need for schools. As such, the impacts would be less than significant.

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

Monitoring: No monitoring is required

39. Libraries

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

Findings of Fact:

The project would not result in an increased need for books and materials for libraries. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

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

Findings of Fact:

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) There are no trails or parks proposed or required near the site. Quimby fees are not required on commercial development. There is no CSA for this area and there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project				
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43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Commercial Retail, thus the policy does not apply. The details of the implementing will drive the consistency with any other circulation plans, the Land Use change, by itself, is consistent with the circulation plans.

b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Riverside County General Plan

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expansion of existing facilities, the construction of which 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes near project site are currently using septic systems, although the Specific Plan approved to the north of the subject site did bring sewer to the area. Specific permitting is required prior to the use of any septic system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

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

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

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

Monitoring: No monitoring is required

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 945D1 and Change of Zone No. 7822 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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.

Revised: 6/4/2014 1:47 PM
 EA for GPA00945D1

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

DATE: December 8, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept. Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

Riv. Co. GIS – Phillip Kang
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand

GENERAL PLAN AMENDMENT NO. 945, CHANGE OF ZONE NO. 7743 – EA41773 – Applicant: Leonard Bustin – Engineer/Representative: Leonard Bustin - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 18.99 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) - APN(s): 964-050-006, 964-050-007, 964-050-008, 964-050-009- Concurrent Cases: CZ007743.

NOTE: This project is a stand-alone General Plan Land Use amendment with a Change of Zone, no implementing project is proposed. Please provide a comment letter from your department. Change of Zone No. 7743 proposes to amend the zoning designation for the subject site from Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) to General Commercial (C-1/C-P).

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on January 6, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Tamara Harrison, Project Planner, at (951) 955-9721** or email at **THARRISO@rctlma.org / MAILSTOP# 1070**.

COMMENTS:



DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

FILE COPY

DATE: April 24, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomas
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

ALUC – John Guerin
3rd District Supervisor
3rd District Planning Commissioner
City of Temecula
Temecula Valley Unified School Dist.

GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 – EA42679 – Applicant: Matthew Fagan Consulting – Engineer/Representative: JMM Consultants - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 4.5 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST: This General Plan Amendment proposes to amend the General Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) – APN: 964-050-006.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principle Planner, at (951) 955-9294 or email at lross@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

Airport Land Use Commission
Received

APR 24 2014

DATE: April 24, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomas
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

ALUC – John Guerin
3rd District Supervisor
3rd District Planning Commissioner
City of Temecula
Temecula Valley Unified School Dist.

GENERAL PLAN AMENDMENT NO. 945D1, CHANGE OF ZONE NO. 7822 – EA42679 – Applicant: Matthew Fagan Consulting – Engineer/Representative: JMM Consultants - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Policy Area(s) – Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)– Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road– 4.5 Gross Acres - Zoning: Light Agricultural – 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to amend the zoning designation of the subject site from Light Agriculture, Five Acre Minimum (A-1-5) to General Commercial (C-1/C-P) – APN: 964-050-006.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross**, Principle Planner, at (951) 955-9294 or email at lross@rctlma.org / MAILSTOP# 1070.

COMMENTS: *The project site is located within Compatibility Zone E of the French Valley Airport Influence Area. Pursuant to the California Public Utilities Code, all general plan amendments and ordinance amendments (such as zone changes) are subject to mandatory ALUC review. Application available at www.rcaaluc.org*

DATE: May 16, 2014

SIGNATURE: John J. Guerin

PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

ALUC review was handled via FPA 10945 and CZ 07743. [ZAP 1045 FV 13]

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.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.reflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

May 19, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

RECEIVED
MAY 21 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Attn: Larry Ross

Dear Mr. Ross:

Re: Change of Zone 7822
Area: Rancho California

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: CZ7822

SKM:bad
P8/161090



January 5, 2011

TO: Tamara Harrison, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: General Plan Amendment No. 945, Change of Zone No. 7743

A noise study is not required looking at the diagram, zoning, the proposed change in zone. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Please contact Steven Hinde if you have any questions.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
134607

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

December 21, 2010

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Tamara Harrison

Dear Ms. Harrison:

Re: General Plan Amendment 00945
Area: Rancho California

We have reviewed this case and have the following comments:

The general plan amendment proposes to amend the General Foundation Component of the subject site from Rural Residential (RUR-RR) 5 Acre minimum Lot Size within the Highway 79 Policy Area to Commercial Retail (CD:DR)(0.20-0.35 Floor Area Ratio)

Some flood control facilities or floodproofing may be required to fully develop to the implied density. The District does not object to the proposal.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

A handwritten signature in black ink, appearing to read "MeKBIB DEGAGA".

MEKBIB DEGAGA
Engineering Project Manager

EWR:blj



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR March 12, 2012

Simon Housman
Rancho Mirage

Tamara Harrison, Urban Regional Planner IV

VICE CHAIRMAN
Rod Ballance
Riverside

Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501

HAND DELIVERY

COMMISSIONERS

Arthur Butler
Riverside

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1045FV12

John Lyon
Riverside

Related File No.: GPA00945 (General Plan Amendment) and CZ07743 (Change of Zone)

Glen Holmes
Hemet

APN: 964-050-006 through 964-050-009

Greg Pettis
Cathedral City

Dear Ms. Harrison:

Richard Stewart
Moreno Valley

On March 8, 2012, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced general plan amendment and change of zone **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

STAFF

Director
Ed Cooper

The general plan amendment is described as follows: A proposal to amend the Southwest Area Plan's land use designation on 18.99 acres located southerly of Auld Road, easterly of Dickson Path, and westerly of Maddalena Road (within the unincorporated community of French Valley) from Rural Residential within the Rural Foundation Component (R:RR) to Commercial Retail within the Community Development Foundation Component (CD:CR).

Russell Brady
John Guerin
Barbara Santos

The change of zone is described as follows: A proposal to change the zoning of the site described above from A-1-5 (Light Agriculture, 5 acre minimum lot size) to C-1/C-P (General Commercial).

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

The finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of a proposed project. In this situation, both the existing designation and zoning and the proposed designation and zoning are consistent with the FVALUCP.

www.rcaluc.org

A copy of the "Notice of Airport in Vicinity" is enclosed, for your information.

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JJGJG:bks

Airport Land Use Commission
Page 2

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Leonard Bustin (Representative)
Londen Land Company, LLC/LOLA I, LLC (Attn.: Lynn Londen) (Owner/Payee)
Hoskings-Murrieta Inc. (Attn.: Janet H. Smith) (Owner/Payee)
Congregation Havurim (Attn.: Scott Seidman) (Owner)
Riverside County Economic Development Agency – Aviation (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1045FV12.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

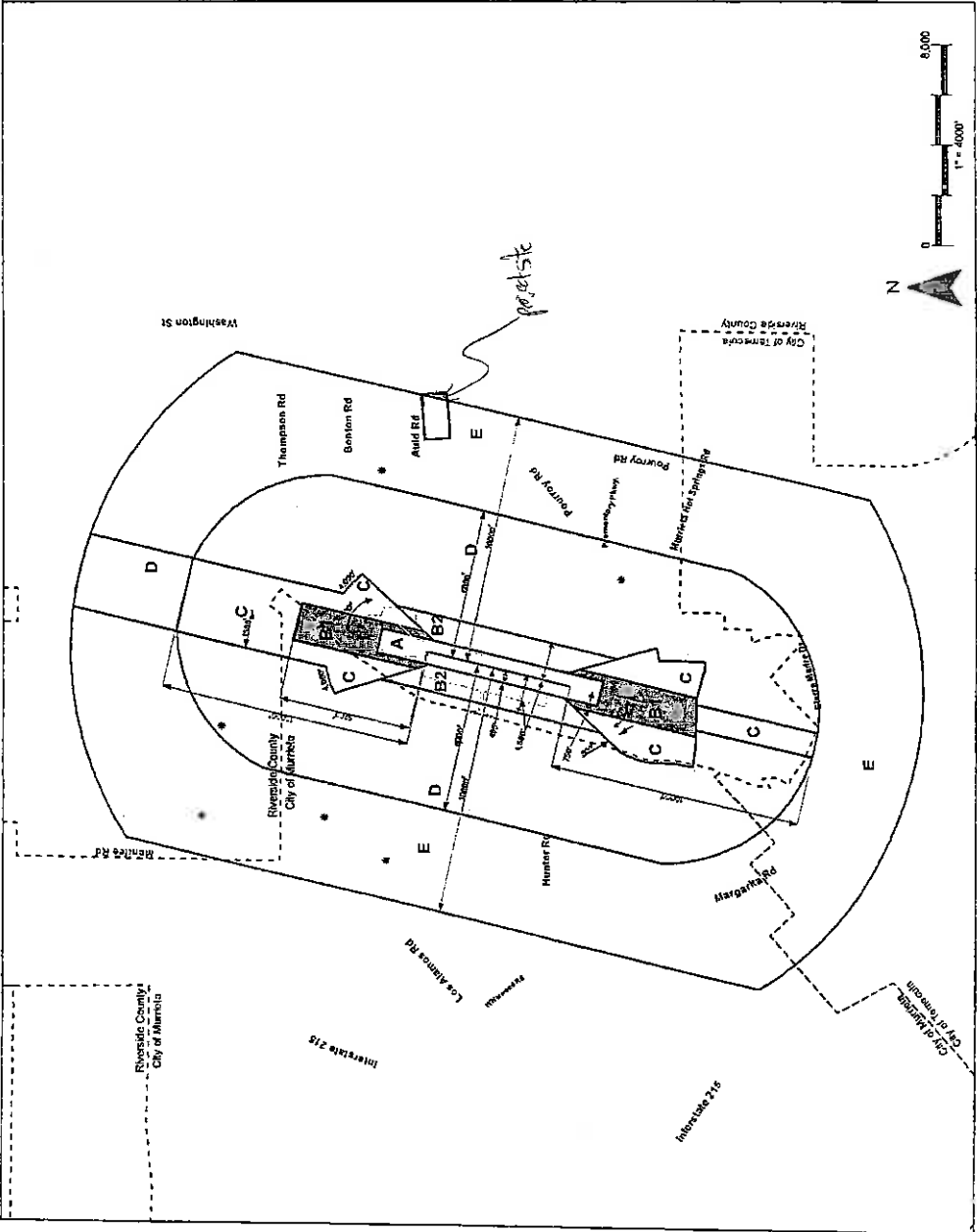
- Airport Property Line
- - - City Limits
- Hight Review Overlay Zone

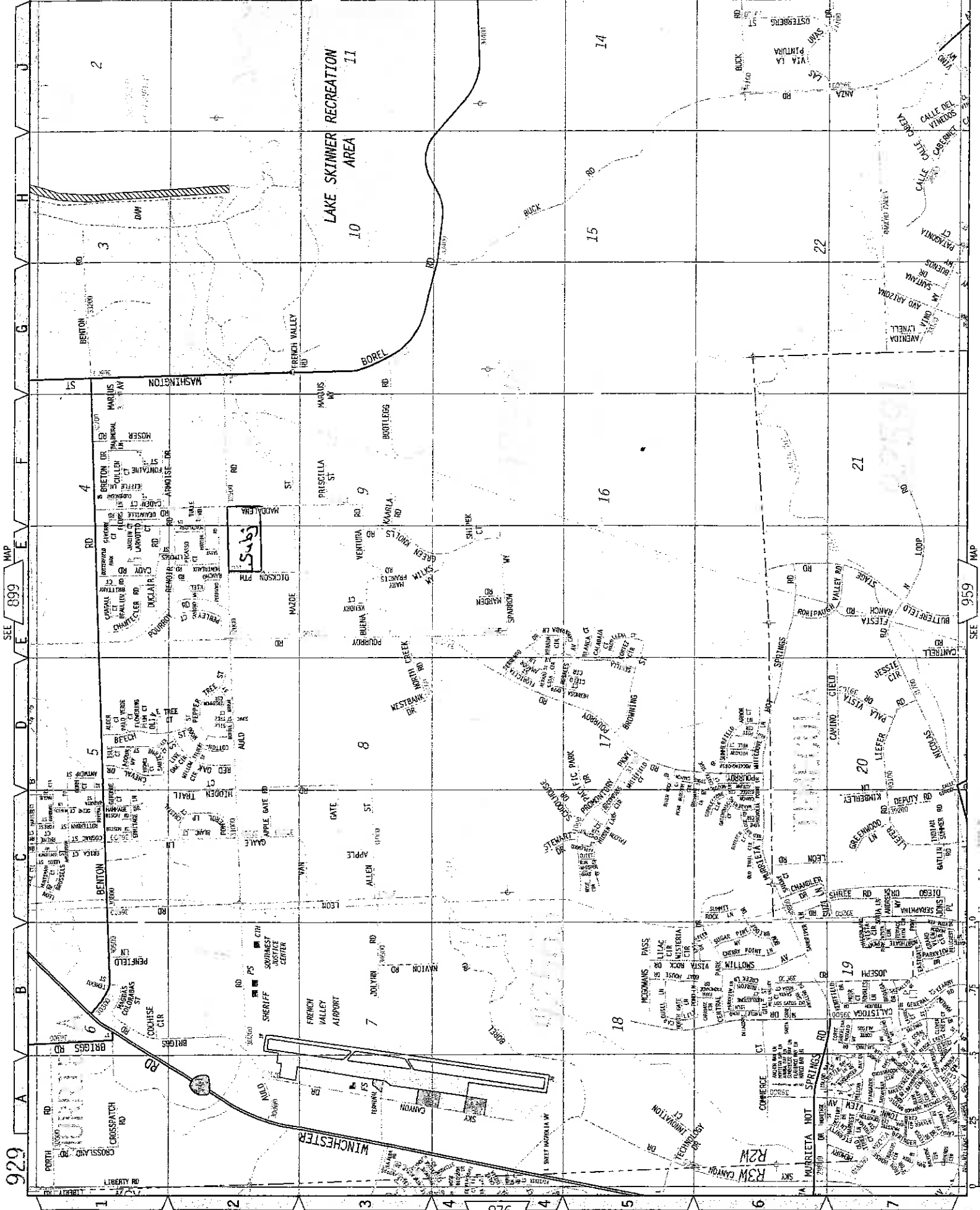
Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 17). All measurements measured from runway ends and centerlines.

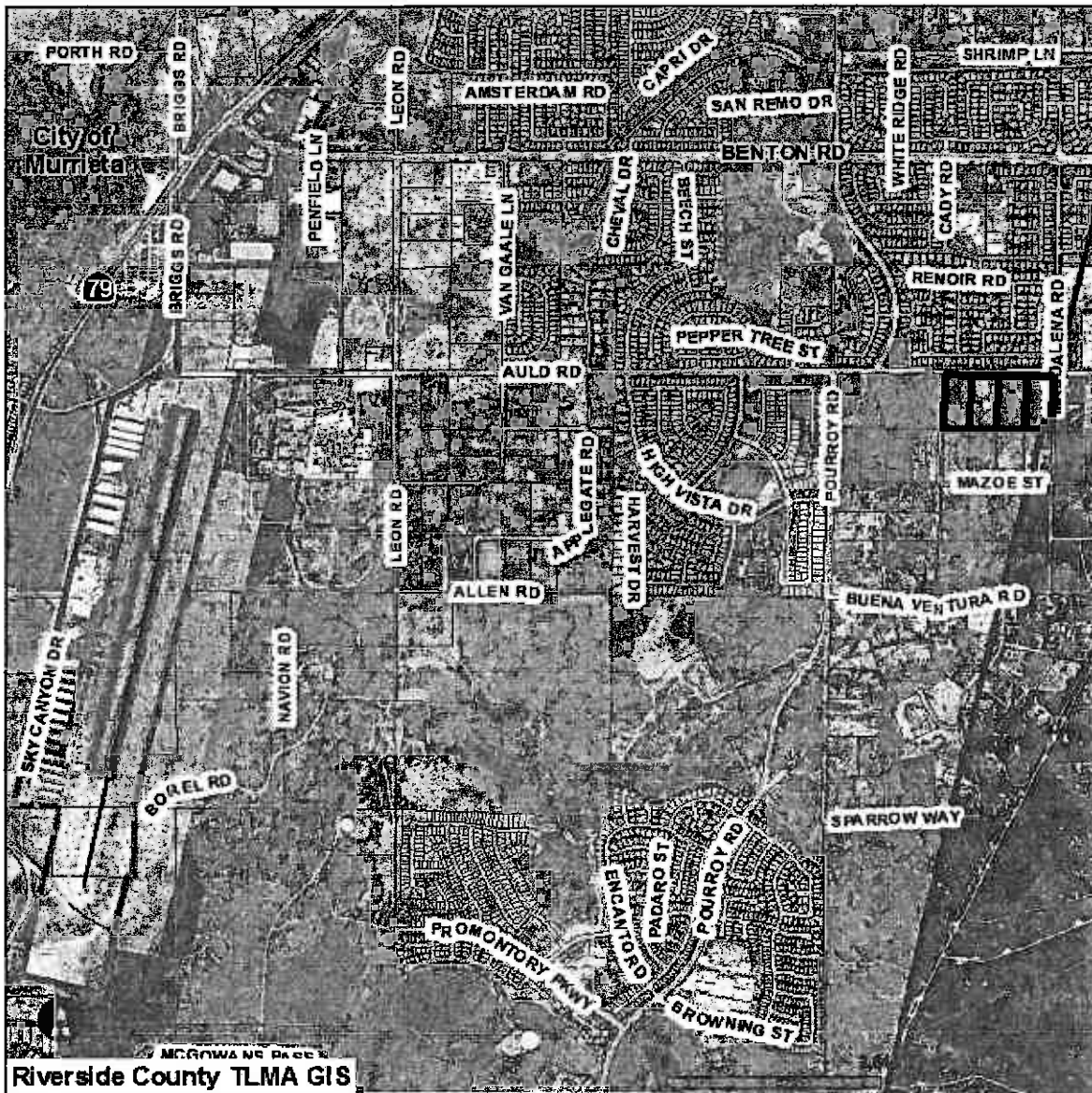
See Chapter 2, Table 2A of the Countywide Policies and the Additional Compatibility Policies in Section FV.2 of this Plan for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(April 2010)





RIVERSIDE COUNTY GIS



Selected parcel(s):

964-050-006 964-050-007 964-050-008 964-050-009

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...Wed Feb 22 15:22:16 2012

Version 120118

RIVERSIDE COUNTY GIS

**Selected parcel(s):**

964-050-006 964-050-007 964-050-008 964-050-009

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...Wed Feb 22 15:21:36 2012

Version 120118

GPA 945

AMEND PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 10292, AS SHOWN BY MAP ON FILE IN BOOK 80, PAGE 88, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FROM RURAL: RURAL RESIDENTIAL (RURRR) TO COMMUNITY DEVELOPMENT: COMMERCIAL RETAIL (CD-CR).

AUGUST 2010

APPLICANT

LEONARD BUSTIN
41935 CALLE CABRILLO
TEMECULA, CA 92592
PH: 951-259-0803

MAP PREPARED BY

HALL & FOREMAN, INC.
THREE BETTERWORLD CIRCLE STE. 100
TEMECULA, CA 92590
PH: 951-264-9338

OWNER - PARCEL 1

CONCRETECON NAVARRIM,
A CALIFORNIA CORP.
PO BOX 891883
TEMECULA, CA 92589

OWNER - PARCEL 2

HOSKINGS-MURRIETA, INC.,
A CALIFORNIA CORP.
PO BOX 891883
SAN DIEGO, CA 92107

OWNER - PARCELS 3 AND 4

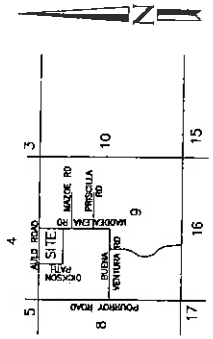
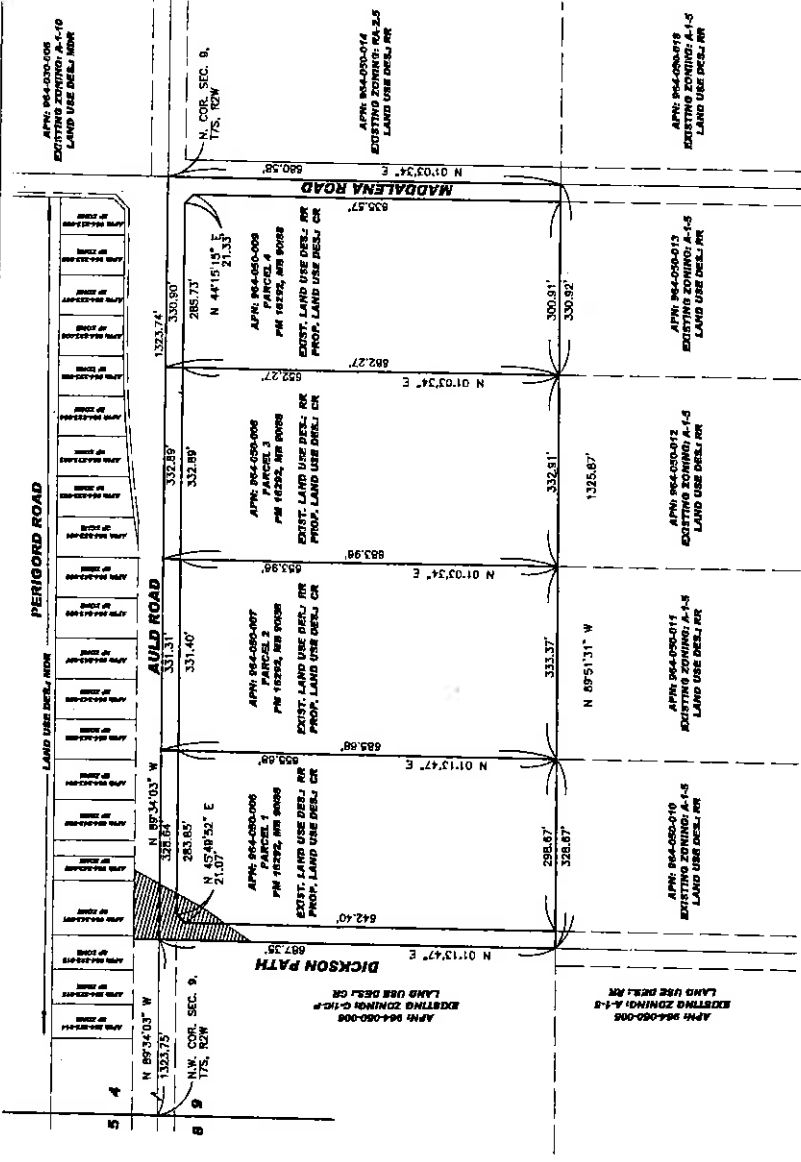
LOVALI, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
14515 E DUNDRAK NO. 400
PARKS, AZ 85340

ASSESSORS PARCEL No.

864-050-006, -007, -008 & -009
GROSS ACRES: 20.79 ACRES
SITE ADDRESS: 18399 ACRES
SITE ADDRESS: WINDLETON ROAD
WINDLETON, CA 92586
NOTE: PARCEL 2 IS ONLY PARCEL WITH ADDRESS

UTILITIES

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRICITY: SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE: SOUTHERN CALIFORNIA Edison COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE: TCI CABLEVISION
SCHOOL: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT



VICINITY MAP

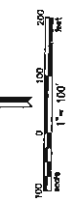
NOT TO SCALE
2008 THOMAS BROTHERS GUIDE
RIVERSIDE COUNTY, PLACE 925
GRID E-2, F-2

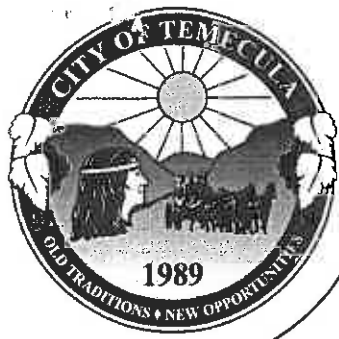
DATE	BY	REVISION

Hall & Foreman, Inc.
Engineering, Surveying, Planning
11000 Valley View Dr., Ste. 100
Temecula, CA 92590
PH: 951-264-9338 Fax: 951-264-9339

SHEET No. _____
OF _____ SHEETS
FILE No. _____

LEGEND
FLOODPLAIN PER RIVERSIDE COUNTY GIS ON WEB





City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • www.cityoftemecula.org

May 19, 2014

Larry Ross, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
MAY 22 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

SUBJECT: Response General Plan Amendment No. 945D1 and Change of Zone No. 7822

Dear Mr. Ross:

Thank you for the opportunity to comment on the above referenced General Plan Amendment (GPA) and Change of Zone. The proposed project is located within the City's Sphere of Influence, as such; the City of Temecula Community Development Department reviews proposed projects that are within the City's sphere of influence to determine if there are potential impacts or concerns the City may have with the proposed projects.

The Initial Case Transmittal Notice indicates the proposed GPA would amend the General Foundation Component amendment from Rural to Community Development, and would amend the land use from Rural Residential (5 acre minimum) to Commercial Retail. The Change of Zone proposed would amend the zoning from Light Agriculture to General Commercial.

The City of Temecula is requesting an Initial Study be prepared to determine potential impacts of the project. As part of the Initial Study, please include the following as part of the traffic impact analysis (TIA):

The proposed project's TIA should evaluate "collector" or higher classification street intersections within a 5 mile radius that may experience 50 or more peak hour trips from the proposed project, as defined in Section 6.0 of the County's guidelines. At a minimum, the following intersections in the City of Temecula should be included in the TIA:

- Winchester Road at Nicolas Road
- Winchester Road at Margarita Road
- Winchester Road at Ynez Road
- Winchester Road at I-15 Ramps
- Murrieta Hot Springs Road at Pourroy Road
- Murrieta Hot Springs Road at Butterfield Stage Road
- Butterfield Stage Road at Calle Chapos
- Butterfield Stage Road at La Serena Way
- Butterfield Stage Road at Rancho California Road
- Nicolas Road at Joseph Road

The Butterfield Stage Road extension between Calle Chapos and La Serena Way will be completed within the month. Therefore, any intersection analysis performed on Butterfield Stage Road should also be included in all scenarios; Existing Plus Project to Buildout."

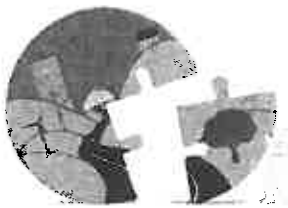
If you have any questions or comments, please contact me at (951) 506-5173 or e-mail me at Armando.villa@cityoftemecula.org.

Sincerely,



Armando G. Villa, AICP
Director of Community Development

cc: Greg Butler, Assistant City Manager
Tom Garcia, Director of Public Works
Dale West, Associate Planner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07822 DATE SUBMITTED: 3-13-14

APPLICATION INFORMATION

Applicant's Name: Matthew Fagan Consulting Services E-Mail: Matthewfagan@roadrunner.com

Mailing Address: 42011 Avenida Vista Ladera
Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 265-5428 Fax No: ()

Engineer Representative's Name: JMM Consultants E-Mail: jmmcon@verizon.net

Mailing Address: 40485 Murrieta Hot Springs Rd. suite B4 - PMB199
Murrieta CA 92563
City State ZIP

Daytime Phone No: (951) 852-6625 Fax No: ()

Property Owner's Name: Mark Swannie E-Mail: Markswannie@aol.com

Mailing Address: 22 Golden Poppy Dr.
Coto de Caza CA 92679
City State ZIP

Daytime Phone No: (949) 680-9245 Fax No: (949) 459-0145

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Matthew Fagan
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.

Mark Swannie
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964.050.006

Section: 9 Township: 7S Range: 2W

Approximate Gross Acreage: 5.18

General location (nearby or cross streets): North of Mazoe St., South of Auld Rd., East of Dichson Path, West of Madalena Rd.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: (2013) pg. 929 grid E2

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

Project proposes to change from existing A-1-5 to C-1/CP zoning and from RR to CR land use designation

Related cases filed in conjunction with this request:

GPA 945 D1



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Matthew Fagan Consulting Services hereafter "Applicant" and Mark Swannie "Property Owner".

Description of application/permit use:

Change of zoning from A-1-S to C-1/C-P

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 964-050-006

Property Location or Address: Auld Rd. between Dichson Path and Magdalena Rd.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Mark Swannie Phone No.: 949-680-9245

Firm Name: _____ Email: markswannie@aol.com

Address: 22 Golden Poppy Dr.
Coto de Caza, CA 92679

3. APPLICANT INFORMATION:

Applicant Name: Matthew Fagan Consulting Services Phone No.: 951-265-5428

Firm Name: (MFCS) Email: Matthew.fagan@roadrunner.com

Address (if different from property owner)
42011 Avenida Vista Ladera
Temecula, CA 92591

4. SIGNATURES:

Signature of Applicant:  Date: 2/19/14

Print Name and Title: Matthew Fagan

Signature of Property Owner:  Date: 2/20/14

Print Name and Title: Mark Swannie

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): GPA00945D1

Set I.D. No. CC006537

Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: Matthew Fagan

E-Mail: matthewfagan@roadrunner.com

Applicant's Contact Person: Matthew Fagan, Owner

If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 42011 Avenida Vista Lodra 1

Temecula
City

CA
State

Street

92591
ZIP

Daytime Phone No: (951) 265-5428

Fax No: () _____

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 3/26/14

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I Matthew Fagan verify that I am the new applicant and acknowledge the receipt thereof.

Signature of New Applicant

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Form 295-1079 (05/29/14)

set
00004669

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00 945 DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Leonard Bustin for
Congregation Havurim E-Mail: LBustin@verizon.net

Mailing Address: 41935 Calle Cabrillo
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 295-0803 Fax No: (951) 699-9876

Engineer/Representative's Name: Michael Schweitzer E-Mail: Mike.Schweitzer@
SW-engr.net

Mailing Address: 41951 Remington Ave Ste 160
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 491-0433 Fax No: (951) 491-0442

Property Owner's Name: Congregation Havurim E-Mail: LBustin@verizon.net

Mailing Address: P.O. Box 891663
Temecula CA 92589
City State ZIP

Daytime Phone No: (951) 695-4988 Fax No: (951) 699-9876

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

COUNTY OF RIVERSIDE
**Application for Amendment to the
Riverside County General Plan**

General Information
Application Information

Applicant's Name: Congregation Havurim, A California Non-Profit Corporation
Address: c/o Leonard Bustin, 41935 Calle Cabrillo, Temecula, CA 92592
Daytime Phone: (951) 695-4988
Fax: (951) 699-9876
Email: LBustin@verizon.net

Reference APN: APN: 964-050-006
Property Owner 1: Congregation Havurim, A California Non-Profit Corporation
Address: P.O. Box 891663, Temecula, CA 92589
Daytime Phone: (951) 695-4988
Fax: (951) 699-9876
Email: LBustin@verizon.net

Reference APN: 964-050-007
Property Owner 2: Hoskings-Murrieta Inc., A California Corporation
Address: 32343 Auld Road, Winchester, CA 92356
Daytime Phone: (951) 677-3315
Fax: x
Email: Rafterhgeorge@yahoo.com

Reference APN: 964-050-008 and 009
Property Owner 3: FAE Company 103, LLC, a Minnesota limited liability company
Address: 4343 E. Camelback Rd. #400, Phoenix, AZ 85018
Daytime Phone: (602) 957-1650
Fax: (602) 224-2246
Email: Lynn.londen@londen-insurance.com

Engineer: Michael Schweitzer, SW Engineering
(951) 491-0433 phone, (951) 491-0442 fax
mike.schweitzer@sw-engr.net
41951 Remington Avenue, Ste 160,
Temecula, CA 92590

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.

Debra A Gisis (President) Debie Gisis 2.16.08
Printed Name of Property Owner 1 Signature of property owner 1 Date

For Congregation Havurim, a California Non-Profit Corporation
See Attached Bylaws and board authorization for President Debie Gisis to sign on behalf of Congregation and minutes authorizing Leonard Bustin to apply on behalf of the Congregation.

George Smith for Hoskings-Murrieta Inc.
Printed Name of Property Owner 2 Signature of property owner 2 Date

For Hoskings-Murrieta Inc., A California Corporation
See attached bylaws for George Smith to sign on behalf of corporation and authorization for Congregation Havurim to apply on behalf of Hoskings-Murrieta Inc.,

x Larry Schoneeman x 1/30/08
Printed Name of Property Owner 3 Signature of property owner 3 Date

FAE Company 103, LLC, a Minnesota limited liability company
See attached Operating Agreement authorizing ^{Larry Schoneeman} Lynn London to sign on behalf of LLC and authorization for Congregation Havurim to apply on behalf of FAE Company 103, LLC.

APPLICATION FOR CHANGE OF ZONE

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.

Leonard Bustin
PRINTED NAME OF APPLICANT

Leonard Bustin
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.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

APN 964-050-006, 007, 008, 009

Assessor's Parcel Number(s): See attached Deeds

Section: 9 Township: 7 South Range: 2 West

Approximate Gross Acreage: 19

General location (nearby or cross streets): North of Mazoe St., South of Auld, East of Dickson Path, West of Maddalena.

Thomas Brothers map, edition year, page number, and coordinates: See attached maps

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Dustin Myers (President) Date 2-06-08

Owner/Representative (2) George H. [Signature] Date 2-06-08

Owner/Rep (3) [Signature] Date 1/30/08

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest Area Plan

EXISTING DESIGNATION(S): RR

PROPOSED DESIGNATION(S): Community Development Foundation Component; Commercial Retail

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

JUSTIFICATION FOR AMENDMENT

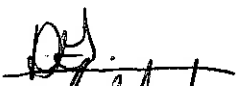
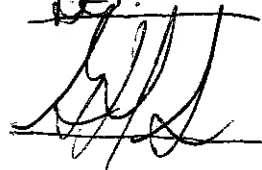

Reference APNs 964-050-006,007,008 & 009

Our application is to change the general plan designation of four parcels from Rural foundation to Community Development. Upon acceptance of this application, we shall also apply for a concurrent change of zone to Commercial Retail.

Our plan cures problems created by the proposed route of Butterfield Stage Road and incorporates sensible and necessary land use updates in the process. The alignment of Butterfield Stage Road at the intersections of Auld Road, Dickson Path and Pourroy Road will divide a contiguous twenty acre Commercial Retail site into three smaller disconnected parcels. Butterfield Stage Road is further planned to curve around our parcels and our access will become sub-standard. We have solved these problems with this petition. Our application proposes a safe access and re-establishes a site large enough for a shopping center of approximately nineteen acres at this location. Subject to site plan approval the applicants shall record a private reciprocal easement agreement. Due to the co-joined nature of our petition filed by this small congregation of approximately fifty families, largely in response to condemnations and losses for the Butterfield Stage Road right of way, we request that County remove the burden of cost for this application and the continuance of our zoning request.

Dickson Path between APN 964-050-001 (existing Commercial Retail) and applicant APN 964-050-006 will no longer be needed upon the construction of Butterfield Stage Road. Recommend vacation at that time.

We are located far enough away from the commercial retail sites on Highway 79 to service the surrounding subdivisions and our ideal location will encourage local and cross-town traffic to remain on the Butterfield Stage Road bypass.

initial 1 
initial 2 
initial 3 

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2007 929E2

Existing Zoning Classification(s): A-1-5

Existing Land Use Designation(s): RR

Proposal (describe the details of the proposed general plan amendment):

Assign Community Development Foundation and Commercial Retail zoning.

Related cases filed in conjunction with this request:

None

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

see typewritten Justification for Amendment.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: Community Development Area Plan: Southwest Area Plan

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed):

none

C. PROPOSED POLICY (Attach more pages if needed):

None

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed):

See typewritten Justification for Amendment.

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: Southwest Area Plan
(Please name)

Proposed Boundary Adjustment (Please describe clearly):

Extend property boundaries of APN 964-050-006 and APN 964-050-001 to centerline of Dickson Path.

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): Southwest Area Plan

Road Segment(s) Butterfield Stage Rd, Auld Rd + Maddalena Rd.

Vacation of Dickson Path between APN 964-050-006 and 001.

Existing Designation: VL

Proposed Designation: Urban Arterial Highway

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

See Typewritten Justification for Amendment.

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8 1/2" x 14."
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8 1/2" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-

February 5, 2009

Riverside Planning Department
4080 Lemon Street, #6
Riverside, CA 92501

RE: APN 964-050-008-009

TO: Riverside County Planners

In February of 2008, an application was filed to amend Riverside County's general plan for Parcel #964050007-7, owned by Hoskings-Murietta, Inc. I hereby request that this parcel be removed from the application made by the Auld Road Property Group, and that the parcel remain on the application made by Leonard Bustin/Congregaion Havurim.

Sincerely,



George H. Smith
President

Hoiskings Murietta, Inc.
4605 Point Loma Avenue
San Diego, CA 92107

GHS/jhs

Contact: Janet H. Smith (702)496-2887 --or- (702)436-1309



Londen Companies

◆ Lincoln Heritage Life Insurance Company ◆ Londen Land Company, L.L.C. ◆ Londen Media Group, L.L.C.

January 16, 2009

Riverside Planning Department
4080 Lemon St. #6
Riverside, CA 92501

RE: APN 964-050-008, -009

To Riverside County Planners:

In February of 2008, two applications were filed to amend Riverside County's General Plan for each of the parcels referenced above, both of which are owned by FAE Company 103, a Minnesota Limited Liability Company. I hereby request that those two parcels be removed from the application made by the Auld Road Property Group, and that the parcels remain on the application made by Leonard Bustin/Congregation Havurim.

The remaining parcel owned by FAE 103, APN 964-050-012 shall remain on the application filed by the Auld Road Property Group.

I can be reached at the address and phone number below with any further comments.

Thank you for your consideration.

Sincerely,

FAE Company 103
By it's Manager, Londen Land Company, LLC
By it's Manager, Lynn Londen

Our Business is You

4343 East Camelback Road
Suite 400
Phoenix, AZ 85018-2705
www.londen-insurance.com
Toll Free (800) 433-8181
Direct (602) 957-1650
Fax (602) 840-9765

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): <u>GPA 00945</u>	Set I.D. No. <u>CCDD 4649</u>
<input type="checkbox"/> Check box if all concurrent cases are to be withdrawn.	

APPLICATION INFORMATION

Applicant's Name: Londen Land Co. LLC E-Mail: _____

Applicant's Contact Person: Ashlee Lewis
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 4343 E. Camelback Rd
Phoenix AZ 85018
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 2/25/14

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I Leonard Bustin verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to Londen Land Company LLC

I _____ verify that I am the new applicant and acknowledge the receipt thereof. My new address is _____, phone number is _____, and can be e-mailed at _____.

(name of new applicant)

Leonard Bustin
Signature of Existing Applicant

Signature of New Applicant

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/2/2014,

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

APN (s) or case numbers CZ07822/GPA00945D1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

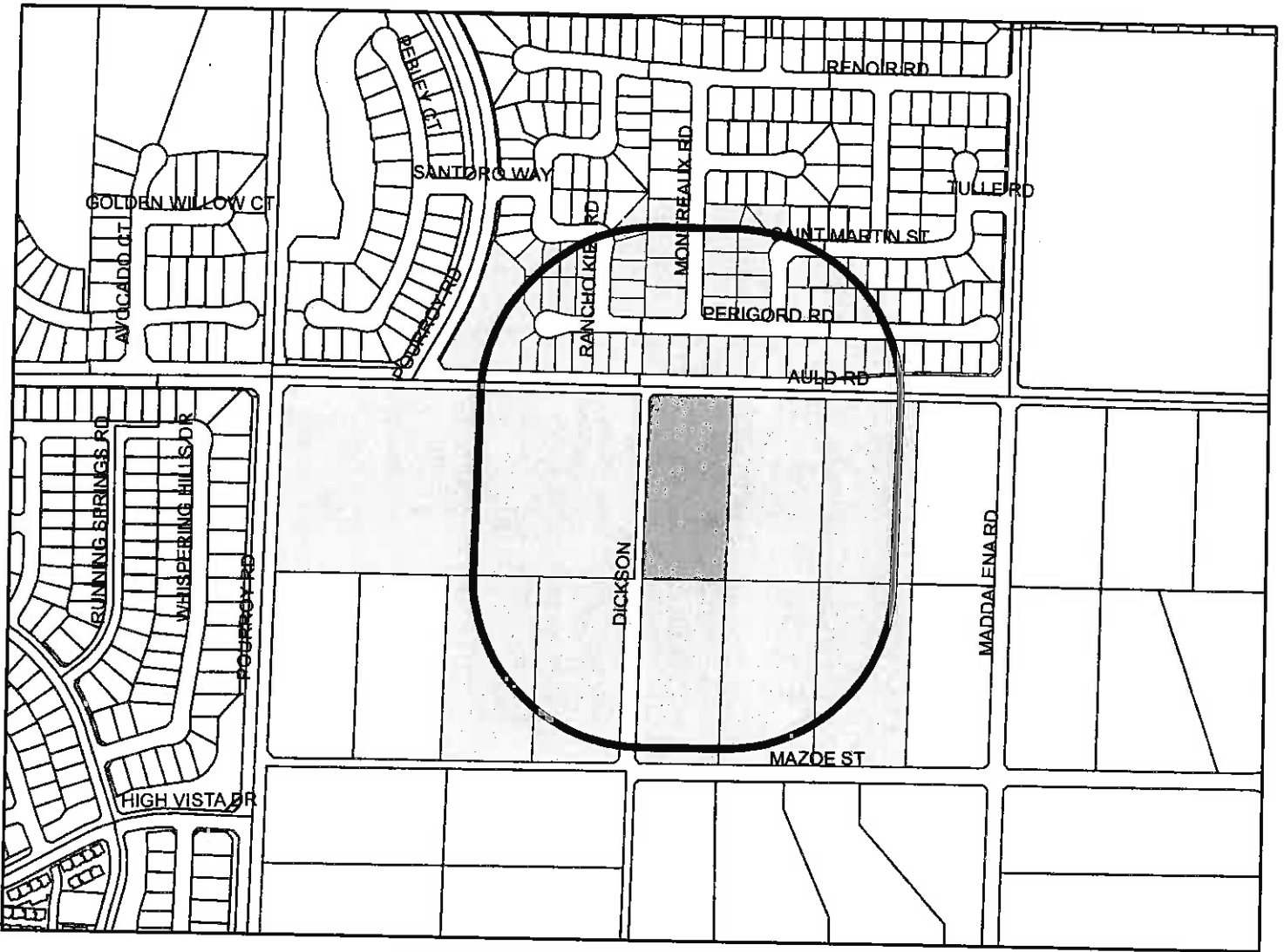
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked by Larry Boss Expires 12-2-14

CZ07822/GPA00945D1 (600 feet buffer)



Selected Parcels

964-050-010	964-244-002	964-243-001	964-243-007	964-242-004	964-244-004	964-322-011	964-050-005	964-233-019	964-050-011
964-245-006	964-322-009	964-233-001	964-322-010	964-245-004	964-322-004	964-233-002	964-245-003	964-322-018	964-233-018
964-322-015	964-322-007	964-242-003	964-245-009	964-245-005	964-050-001	964-322-008	964-233-017	964-320-001	964-242-002
964-245-012	964-233-003	964-243-002	964-243-008	964-243-009	964-233-004	964-322-013	964-233-016	964-245-010	964-050-008
964-050-012	964-322-017	964-244-001	964-233-015	964-243-004	964-050-006	964-322-012	964-243-005	964-322-016	964-322-005
964-242-001	964-244-003	964-320-005	964-243-003	964-245-008	964-245-007	964-320-004	964-243-006	964-050-004	964-320-002
964-245-011	964-322-020	964-233-027	964-322-014	964-320-003	964-050-007	964-322-006			



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

ASMT: 964050004, APN: 964050004
TEMECULA LTD
C/O PATRICIA DICKSON
8206 CROW VALLEY LN
LAS VEGAS NV 89113

ASMT: 964050005, APN: 964050005
DORALEE DICKSON, ETAL
37245 DICKSON PATH
WINCHESTER CA 92596

ASMT: 964050006, APN: 964050006
KATHY SWANNIE, ETAL
22 GOLDEN POPPY DR
COTO DE CAZA CA 92679

ASMT: 964050007, APN: 964050007
WILMARC
5909 SEVERIN DR
LA MESA CA 91942

ASMT: 964050010, APN: 964050010
ANGIE PEROTTA, ETAL
80263 NILE WAY
INDIO CA 92201

ASMT: 964050011, APN: 964050011
STEPHEN FAUCHER, ETAL
P O BOX 218
LA MESA CA 91944

ASMT: 964050012, APN: 964050012
LONDEN LAND CO
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

ASMT: 964233001, APN: 964233001
MEGAN GROSSGLASS, ETAL
32383 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233002, APN: 964233002
VERONICA STEPHENS, ETAL
32397 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233003, APN: 964233003
MICHELLE MARTIN, ETAL
32411 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233004, APN: 964233004
MARIALOURDES CUSTODIO, ETAL
32425 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233015, APN: 964233015
PATRICIA WAKELING, ETAL
32418 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233016, APN: 964233016
SAMANTHA HOLT, ETAL
32404 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964233017, APN: 964233017
MICHELE RUSHTON, ETAL
32390 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964233018, APN: 964233018
DORA SOLIS
32381 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964233019, APN: 964233019
KIM ABAIL, ETAL
32395 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964242001, APN: 964242001
NELSON CHANDARA
36923 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964242002, APN: 964242002
CAROLYN CROUCH, ETAL
36899 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964242003, APN: 964242003
CORTNEY ELLINGWORTH, ETAL
36875 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964242004, APN: 964242004
BRIAN RIEF
36851 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964243001, APN: 964243001
BEAZER HOLMES HOLDINGS CORP
1800 E IMPERIAL HWY 200
BREA CA 92821

ASMT: 964243002, APN: 964243002
JOHN NOE
PMB 311
16625 DOVE CANYON STE 102
SAN DIEGO CA 92127

ASMT: 964243003, APN: 964243003
LAURA VANDEWATER, ETAL
32285 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964243004, APN: 964243004
ROYLENE SLEEGERS, ETAL
39 BRUEN ST NO 4
NEWARK NJ 7105

ASMT: 964243005, APN: 964243005
MATTHEW LEVASSEUR
32313 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964243006, APN: 964243006
GINA PIERCE, ETAL
32327 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964243007, APN: 964243007
JILL SMITH, ETAL
32341 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964243008, APN: 964243008
MARY TERRONES, ETAL
32355 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964243009, APN: 964243009
STEPHANIE BRODIE, ETAL
32369 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245005, APN: 964245005
CAROL ALISON, ETAL
32318 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244001, APN: 964244001
MARGARET CANCHOLA, ETAL
32376 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245006, APN: 964245006
CARISA FROELICH, ETAL
32304 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244002, APN: 964244002
CHERYL JONES, ETAL
32348 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964245007, APN: 964245007
NANCY REISINGER, ETAL
32290 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964244003, APN: 964244003
ANGELA CARLSEN, ETAL
32353 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245008, APN: 964245008
DEBRA RUIZ, ETAL
36934 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964244004, APN: 964244004
LOIS STRINGER, ETAL
32367 SAINT MARTIN RD
WINCHESTER, CA. 92596

ASMT: 964245009, APN: 964245009
FRANCES TURNER
PO BOX 411
CORY CO 81414

ASMT: 964245003, APN: 964245003
COLETTE STEWART, ETAL
32338 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245010, APN: 964245010
LAURENT URICH
36886 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964245004, APN: 964245004
DAVID JENKINS
32332 SAINT MARTIN ST
WINCHESTER, CA. 92596

ASMT: 964245011, APN: 964245011
TONY HOXMEIER
36874 MONTREAUX RD
WINCHESTER, CA. 92596



ASMT: 964245012, APN: 964245012
KATHLEEN OTT, ETAL
36862 MONTREAUX RD
WINCHESTER, CA. 92596

ASMT: 964322005, APN: 964322005
MICHAEL ROE
5412 CHEVENNE CT
ANTIOCH CA 94531

ASMT: 964320001, APN: 964320001
LESLIE WRIGHT, ETAL
36984 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322006, APN: 964322006
XIONGWEN TANG
108 N MARENGO AVE NO B
ALHAMBRA CA 91801

ASMT: 964320002, APN: 964320002
DEBORAH BAKER, ETAL
36976 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322007, APN: 964322007
EPIFANIA CUSTODIO
36931 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964320003, APN: 964320003
SANDRA CLEM, ETAL
36968 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322008, APN: 964322008
GENESIS FUNDING
1024 BAYSIDE DR NO 395
NEWPORT BEACH CA 92660

ASMT: 964320004, APN: 964320004
JAN REIMER, ETAL
841 GLENDALE AVE
ORANGE CA 92865

ASMT: 964322009, APN: 964322009
DANIEL MENDIOLA
32180 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964320005, APN: 964320005
SUZANNE LUCIANI, ETAL
36952 RANCHO KIEL RD
WINCHESTER, CA. 92596

ASMT: 964322010, APN: 964322010
ANNA HALL, ETAL
32166 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322004, APN: 964322004
AUTUMN NICHOLS, ETAL
36907 RANCHO KIEL RD
WINCHESTER CA 92596

ASMT: 964322011, APN: 964322011
CLIFFORD GORMAN
32152 PERIGORD RD
WINCHESTER, CA. 92596



ASMT: 964322012, APN: 964322012
MARY PARSONS
32243 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322020, APN: 964322020
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 964322013, APN: 964322013
JUSTIN WALLER
32229 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322014, APN: 964322014
DEBORAH GRAJCZYK, ETAL
41063 OAK CREEK RD
MURRIETA CA 92562

ASMT: 964322015, APN: 964322015
PATRICIA DELGADO, ETAL
32201 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322016, APN: 964322016
MICA PETROVIC
32187 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322017, APN: 964322017
MADELINE ALTON
32173 PERIGORD RD
WINCHESTER, CA. 92596

ASMT: 964322018, APN: 964322018
DEUTSCHE BANK NATL TRUST CO
C/O BERTHA KELLY
1001 SEMMES AVE
RICHMOND VA 23244



ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Pechanga Cultural Resource Dept
P.O. Box 1583
Temecula, CA 92593

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Endangered Habitats League
ATTN: Dan Silver
8424 Santa Monica Blvd., Suite A592
Los Angeles, CA 90069-4267

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Planning Department, City of Temecula
ATTN: Planning Manager
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Applicant
Mathew Fagan Consulting Service
42011 Avenida Vista Ladera
Temecula, CA 92591

Engineer:
JMM Consultants
40485 Murrieta Hot Springs Road, Suite B4
Murrieta, CA 92563

Owner:
Mark Swannie
22 Golden Poppy Drive
Coto de Caza, CA92679

Applicant
Mathew Fagan Consulting Service
42011 Avenida Vista Ladera
Temecula, CA 92591

Engineer:
JMM Consultants
40485 Murrieta Hot Springs Road, Suite B4
Murrieta, CA 92563

Owner:
Mark Swannie
22 Golden Poppy Drive
Coto de Caza, CA92679



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42679, General Plan Amendment No. 945D1, and Change of Zone No. 7822

Project Title/Case Numbers

Larry Ross, Principal Planner

County Contact Person

951-955-9294

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Mathew Fagan Consulting Services

Project Applicant

42011 Avenida Vista Lane, Temecula, CA 92591

Address

The project is located in the Southwest Area Plan, on the southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

Project Location

The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (R) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 4.5 acre site from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P).

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the 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

Title

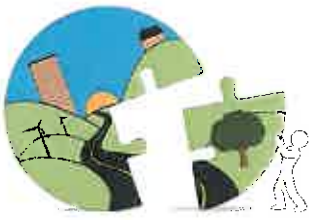
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 6/04/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42679 ZCFG06069 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NEGATIVE DECLARATION

Project/Case Number: GPA No. 945D1, CZ No. 7822 and EA No. 42679

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Principal Planner Date: May 23, 2014

Applicant/Project Sponsor: Mathew Fagan Consulting Services Date Submitted: February 13, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The 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 Larry Ross at (951) 955-9294.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42679 ZCFG06059 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1406160

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MATTHEW FAGAN CONSULTING SERVICE \$2,181.25
paid by: CK 2166
paid towards: CFG06059 CALIF FISH & GAME - NEG DECL
EA42679
at parcel #:
appl type: CFG1

By _____ Jun 16, 2014 10:23
MGARDNER posting date Jun 16, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1402529

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MATTHEW FAGAN CONSULTING SERVICE \$50.00
paid by: CK 2142
EA42679
paid towards: CFG06059 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Mar 13, 2014 14:33
BNTHOMAR posting date Mar 13, 2014

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**

**JULY 16, 2014
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 3.5

GENERAL PLAN AMENDMENT NO. 925 – Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC - Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). Continued from June 18, 2014.

NO STAFF REPORT AVAILABLE

Agenda Item No.: 3.6
Area Plan: Southwest Area Plan
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: P. Nanthavongdouangsy
Planning Commission: July 16, 2014

TENTATIVE TRACT MAP NO. 31444M2 /
CHANGE OF ZONE No. 7827
Environmental Assessment No. N/A
Applicant: REI Management Company
Engineer: Ventura Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 31444 Minor Change No. 2 (TR31444M2):

The Tentative Tract Map proposes a Schedule D subdivision of 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots.

Change of Zone No. 7827 (CZ07827):

The Change of Zone proposes to change the existing zoning of Citrus Vineyard 5 acres minimum and Citrus Vineyard 10 acres minimum to Wine Country – Winery zone.

The project site is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte De Oro.

BACKGROUND

Changes from TR31444 to TR31444M1

The Board of Supervisors approved Tentative Tract Map No. 31444 on January 31, 2006 to create three 10-acre winery lots and thirty-eight 5-acres residential lots. A mitigated negative declaration was adopted for Tentative Tract Map No. 31444 based on the findings and conclusions in Environmental Assessment No. 39433 (EA 39433). EA 39433 analyzed subdividing the project site into 38 residential lots with a minimum size of 5 acres and 3 winery lots with a minimum lot size of 10 acres.

The first minor change to Tentative Tract Map No. 31444 was approved on September 2, 2008 to reduce the number of residential and winery lots. TR31444M1 created two winery lots (a 30-acre and 45-acre winery lot) and twenty-nine 5-acre residential lots.

Changes from TR31444M1 to TR31444M2

TR31444M2 proposes to divide TR31444M1 Lot 1 and Lot 2 into four winery lots: TR31444M2 Lot 1 (20 acres), Lot 2 (10 acres), Lot 3 (20 acres) and Lot 4 (25 acres). The minor change also proposes to consolidate TR31444M1 residential Lots 8-10 into TR31444M2 Lot 5 (15.9 acres). Lots 5, 6 and 7 will be used as production lots thereby reducing the number of residential lots to 24. An entry gate between Lots 5 and 6 will provide access on Via Siena. The portion of the Via Brunello Road that was adjacent to Lot 5 will be removed and a cul-de-sac will provide access to Lots 22, 23 and 24. Via Siena and Via Barolo will provide entry and exit points for this Project. TR31444M2 Phase I will consist of the winery lots totaling 75 acres and Phase II will consist of the remaining lots totaling 145.9 acres. The Project also proposes to change from septic systems to sewer and will connect to the sewer line being constructed along Rancho California Road.

There will be four agricultural easements (Agricultural/Vineyard Easement A through D) over the production and residential lots to preserve existing and future vineyards. A building envelope of approximately one acre will be delineated on each residential lot created by the subdivision prior to issuance of a building permit. The remaining acreage on each residential lot will consist of vineyards by

TENTATIVE TRACT MAP NO. TR31444M2, CHANGE OF ZONE NO. 7827

PC Staff Report: July 16, 2014

Page 2 of 7

way of deed restrictions. The non-severable agricultural easement areas will continue to be harvested for agriculture uses through the formation of a Homeowner's Association (HOA).

The need for Change of Zone No. 7827

In order to be able to make the finding that the project is in conformance with the General Plan, a Change of Zone from Citrus Vineyard to Wine Country – Winery is required to be consistent with the recently adopted General Plan Amendment No. 1077(GPA1077). GPA1077 placed the project site within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area which requires the corresponding zoning to be Wine Country – Winery.

Consistency between TR31444M2 and recently approved General Plan Amendment No. 1077

TR31444 was approved in 2006 prior to the adoption of the Temecula Valley Wine Country Policy Area (WCPA). The WCPA policy SWAP 1.5 requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps [approved] after March 11, 2014 regardless of the underlying land use designation, except in the Wine Country-Residential District where a density of five (5) acres minimum shall apply. TR31444 was approved in 2006 under the Citrus/Vineyard Policy Area (CVPA) and the Citrus/Vineyard (C/V) Zone. At that time, the CVPA policy SWAP 1.2 and 1.3 along with the C/V Zone required a minimum lot size of five (5) acres for new residential tract maps and parcel maps and permitted wineries on a minimum lot size of 10 gross acres. The lots proposed for TR31444M2 are consistent with minimum lot size requirements of the former CVPA and C/V Zone.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG: AG) (10 Acre Minimum), Temecula Valley Wine Country Policy Area - Winery District |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG: AG) (10 Acre Minimum), Temecula Valley Wine Country Policy Area - Winery District |
| 3. General Plan Land Use when TR31444 was approved | Citrus/Vineyard Policy Area |
| 4. Zoning Classification when TR31444 was approved | Citrus/Vineyard – 10 Acre Minimum (C/V-10) and Citrus/Vineyard – 5 Acre Minimum (C/V-5) |
| 5. Proposed Zoning (Ex. #3): | Wine Country – Winery (WC-W) Zone |
| 6. Surrounding Zoning (Ex. #2): | Citrus/Vineyard – 10 Acre Minimum (C/V-10) and Citrus/Vineyard – 5 Acre Minimum (C/V-5) to the west, Citrus/Vineyard – 20 Acre Minimum (C/V-20) to the south, and Citrus/Vineyard (C/V) to the north and east |
| 7. Existing Land Use (Ex. #1): | Vineyards and Vacant |
| 8. Surrounding Land Use (Ex. #1): | Vineyards, Wineries and Single Family Residential |
| 9. Project Data: | Total Acreage: 220.9
Total Proposed Lots: 4 winery lots, 3 production lots and 24 residential lots
Proposed Min. Lot Size: 5 acre minimum
Schedule: D |

10. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

RECOMMENDATIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environmental have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** and in the adopted **MITIGATED NEGATIVE DECLARATION** associated with Environmental Assessment No. 39433 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or MND, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7827, amending the zoning classification for the subject properties from C/V-5 and C/V-10 Zones to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP MINOR CHANGE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Agriculture within the Temecula Valley Wine Country Policy Area - Winery District of the Southwest Area Plan.
2. Per SWAP 1.5 tentative tract maps and parcel maps within the Winery District of the Temecula Valley Wine Country Policy Area requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps [approved] after March 11, 2014. The original Tentative Tract Map was approved in 2006; therefore, WCPA SWAP 1.5 would not be applicable to this minor modification. TR31444 was approved on January 31, 2006. At that time, the Citrus/Vineyard Policy Area required a minimum of 5 gross acres for residential subdivision and permitted wineries with incidental commercial uses on a minimum of 10 gross acres. The proposed modification is consistent with the Citrus/Vineyard Policy Area.
3. Pursuant to Ordinance No. 460, a minor change is a minor modification to an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposes provided that the basic design concept is retained. The approved TR31444 is a schedule D map that proposed to subdivide 220.9 acres into three winery lots and 38 residential lots for a total of 41 lots. As provided above, Minor Change No. 1 reduced the number of lots. Minor Change No. 2 retains the basic design concept of TR31444 and Minor Change No. 1 because it still involves subdividing 220.9 acres into winery and residential lots. Additionally, this minor modification reduces the total number of lots to 31 with 24 residential lots,

TENTATIVE TRACT MAP NO. TR31444M2, CHANGE OF ZONE NO. 7827

PC Staff Report: July 16, 2014

Page 4 of 7

- 4 winery lots and 3 production lots. No increase in residential density is proposed with Minor Change No. 2.
4. The proposed project is consistent with the Schedule D map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
 5. The project site is surrounded by properties which are designated Agriculture within the Temecula Valley Wine Country Policy Area - Winery District.
 6. The existing zoning for the subject site is C/V-5 Zone and C/V-10 Zone and the proposed zoning is WC-W.
 7. The project site is surrounded by properties which are zoned C/V-5, C/V-10, C/V-20, and C/V.
 8. Single Family Residential, Wiens Cellars Winery, Ponte Winery, Wilson Creek Winery, Monte de Oro Winey, Lorenzi Winery, Southern California Edison Electric Substation, and Citrus Groves have been constructed and are operating in the project vicinity.
 9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
 10. This land division is located within a CAL FIRE state responsibility area.
 11. 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 requiring that all lots are surrounded by vineyard cultivation that will be held in trust in perpetuity thus preventing through herbicide or other means the growth of hazardous plants that could pose a fire danger to structures or persons. All buildings within this subdivision will be subject to the latest fire code with all one and two family dwellings requiring sprinklers per California Residential Code, California Building Code and the California Fire Code.
 12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 13. 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 (the interior and secondary road widths are 36' wide and each winery lot (Lots 1 through 4) has a 78' diameter fire turnaround loop); standards for signs identifying streets, roads and buildings (Blue reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants); minimum private water supply reserves for emergency fire use (for Lots 5 through 31 approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant; The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure; Lots 1 through 4 Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant).
 14. The project analyzed in EA 39433 consisted of the following: a change of zone to change the project site from Citrus/Vineyard-20 to Citrus/Vineyard-5 and Citrus/Vineyard-10 and Tentative

Tract Map No. 31444 to subdivide 220.9 acres into 38 residential lots with a minimum lot size of 5 acres and 3 winery lots with a minimum lot size of 10 acres. Minor Change No. 2 to TR 31444 still proposes to subdivide 220.9 acres. Additionally, this minor change reduces the total number of lots analyzed in EA 39433 from 41 lots to 31 with 24 residential lots, 4 winery lots and 3 production lots. There is no increase in residential density and the total acreage for the winery lots remains 75 acres. Additionally, reducing the number of residential lots and increasing the amount of land in agricultural production lots is a net reduction of impacts that were studied in EA39433. Therefore, the intensity of TR 31444 as modified by Minor Change No. 2 would be the same or less than the tentatively approved map analyzed in EA 39433 for the adopted MND.

15. TR 31444 as modified by Minor Change No. 2 proposes to install a sewer system instead of a septic system. The sewer system is an improvement to the installation of septic tanks analyzed in EA 39433 and will eliminate potential ground water impacts. Sewer service connections will connect directly to sewer mains proposed in the project's street system. Since the sewer mains will be placed in the street system, impacts to sensitive areas and floodways are avoided. No additional offsite sewer infrastructure will be created as a result of this project, as that the Water District project bringing sewer to this area has the capacity to accept the discharge from the project. Based on the above, potential impacts are less than those analyzed in EA39433 and the adopted MND.
16. Change of Zone No. 7827 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified EIR No. 524 analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country – Winery Zone, respectively.
17. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7827 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7827 is changing the property's zoning classification to Wine Country – Winery Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
 - c. The Wine Country–Winery Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and,
 - e. Change of Zone No. 7827 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country-Winery Zone analyzed in EIR No. 524.
18. In accordance with CEQA Guidelines 15162, Tentative Tract Map No. 31444 as modified by Minor Change No. 2 will not result in any new significant environmental impacts not identified in EA 39433 and the adopted Mitigated Negative Declaration. The tract map will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EA 39433 and the adopted MND, no

considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. The project analyzed in EA 39433 included a change of zone to change the project site from Citrus/Vineyard-20 to Citrus/Vineyard-5 and Citrus/Vineyard-10 and Tentative Tract Map No. 31444 to subdivide 220.9 acres into 38 residential lots with a minimum lot size of 5 acres and 3 winery lots with a minimum lot size of 10 acres; and,
- b. Minor Change No. 2 to TR 31444 still proposes to subdivide 220.9 acres; and,
- c. Minor Change No. 2 reduces the total number of lots analyzed in EA 39433 from 41 lots to 31 with 24 residential lots, 4 winery lots and 3 production lots; and,
- d. There is no increase in residential density and the total acreage for the winery lots remains 75 acres; and,
- e. Reducing the number of residential lots and increasing the amount of land in agricultural production lots is a net reduction of impacts that were studied in EA39433; and,
- f. Installing a sewer system is an improvement to the installation of septic tanks analyzed in EA 39433 and will eliminate potential ground water impacts; and,
- g. The intensity of TR 31444 as modified by Minor Change No. 2 would be the same or less than the tentatively approved map analyzed in EA 39433

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan; as well as the former Citrus/Vineyard Policy Area which it was originally approved under.
2. The proposed project is consistent with the proposed Wine Country – Winery Zone in Ordinance No. 348 and the Citrus/Vineyard Zone which it was original approved under and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule D map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Temecula's sphere of influence;
 - b. A 100-year flood plain, or dam inundation area;
 - c. A fault zone;

TENTATIVE TRACT MAP NO. TR31444M2, CHANGE OF ZONE NO. 7827

PC Staff Report: July 16, 2014

Page 7 of 7

- d. A liquefaction area;
 - e. A MSHCP Core Reserve Area; or,
3. The project site is located within:
- a. The Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. County Service Area No. 149;
 - d. Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan;
 - e. Paleontological Sensitive Area;
 - f. Subsidence Area;
 - g. Zone B of the Mt. Palomar Special Lightning Area; and,
 - h. The Stephens Kangaroo Rat Fee Area;
4. The subject site is currently designated as Assessor's Parcel Numbers 942-210-003, 942-210-004 and 942-220-001.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

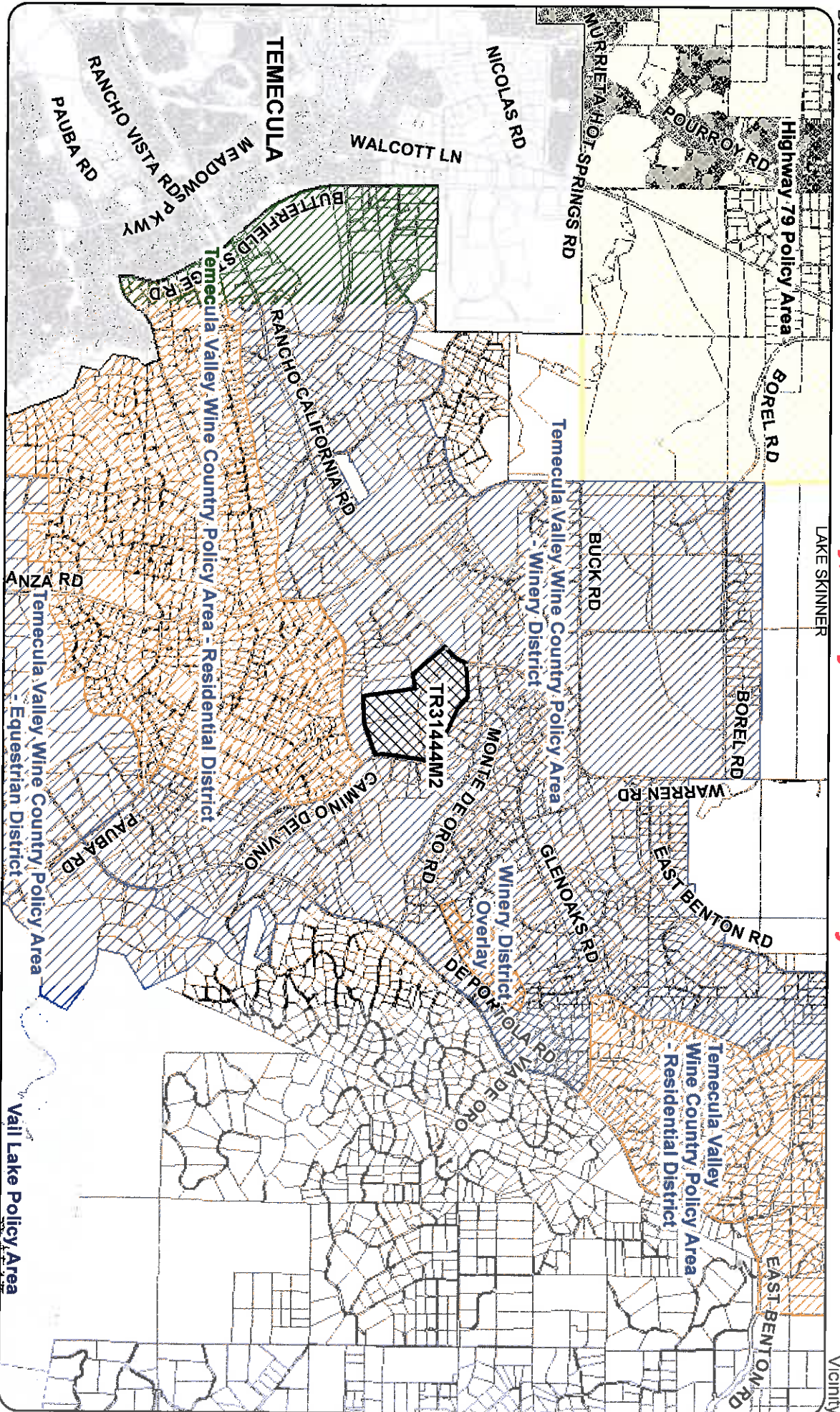
Vicinity, Policy Areas and Overlays

Supervisor Stone

District 3

Date Drawn: 06/04/14

Vicinity



Zoning Area: Rancho California
 Township/Range: T7SR2W
 Section: 24 & 25



Assessors Bk. Pg.: 942 21 & 22
 Thomas Bros. Pg.: 960 C1
 Edition: 2009

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. Riverside at (951) 955-3200 (Western County), or in Palm Desert at (760) 965-8277 (Eastern County) or website at: <http://planning.ara.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

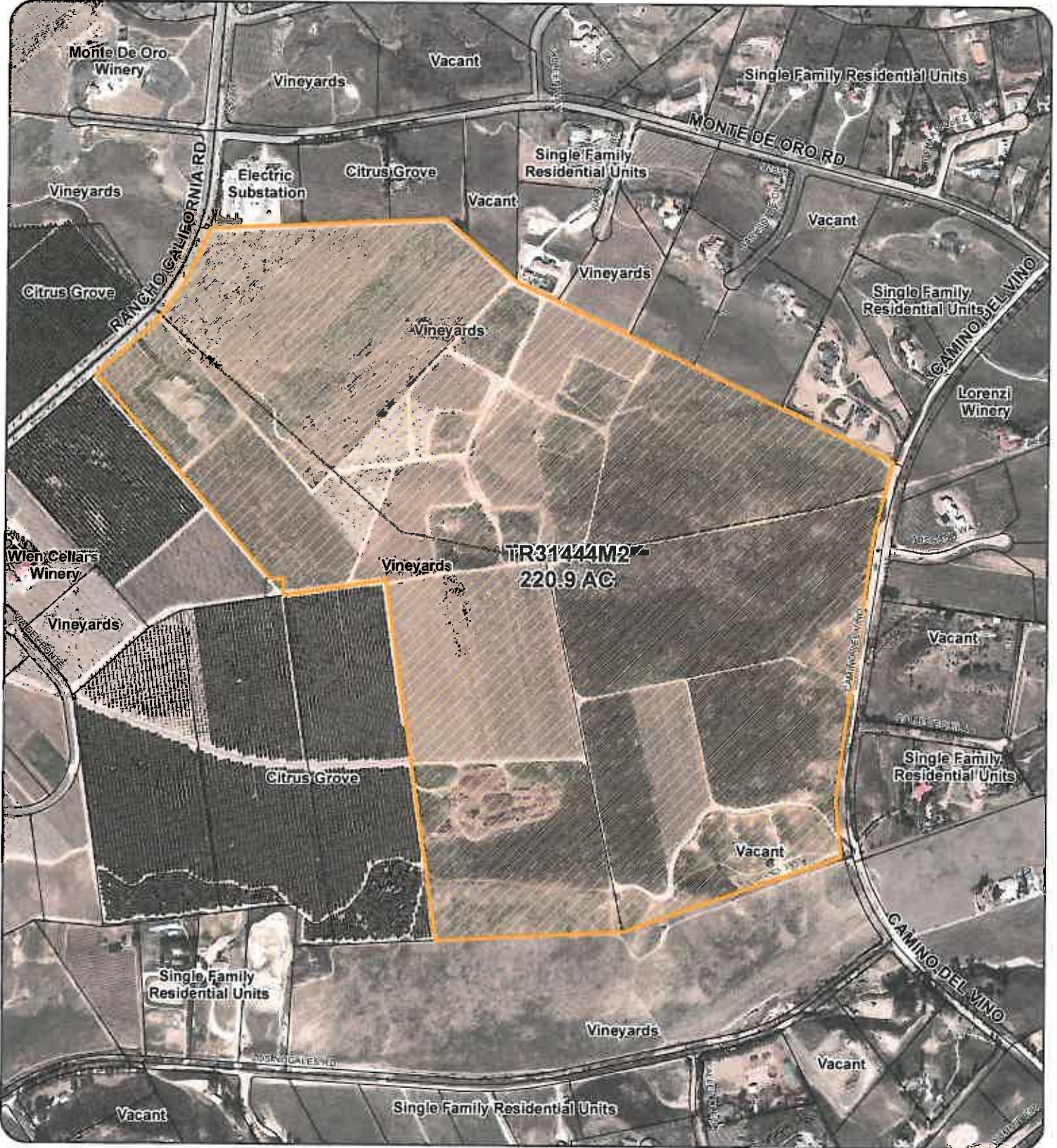
LAND USES

Supervisor Stone

District 3

Date Drawn: 06/04/14

Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

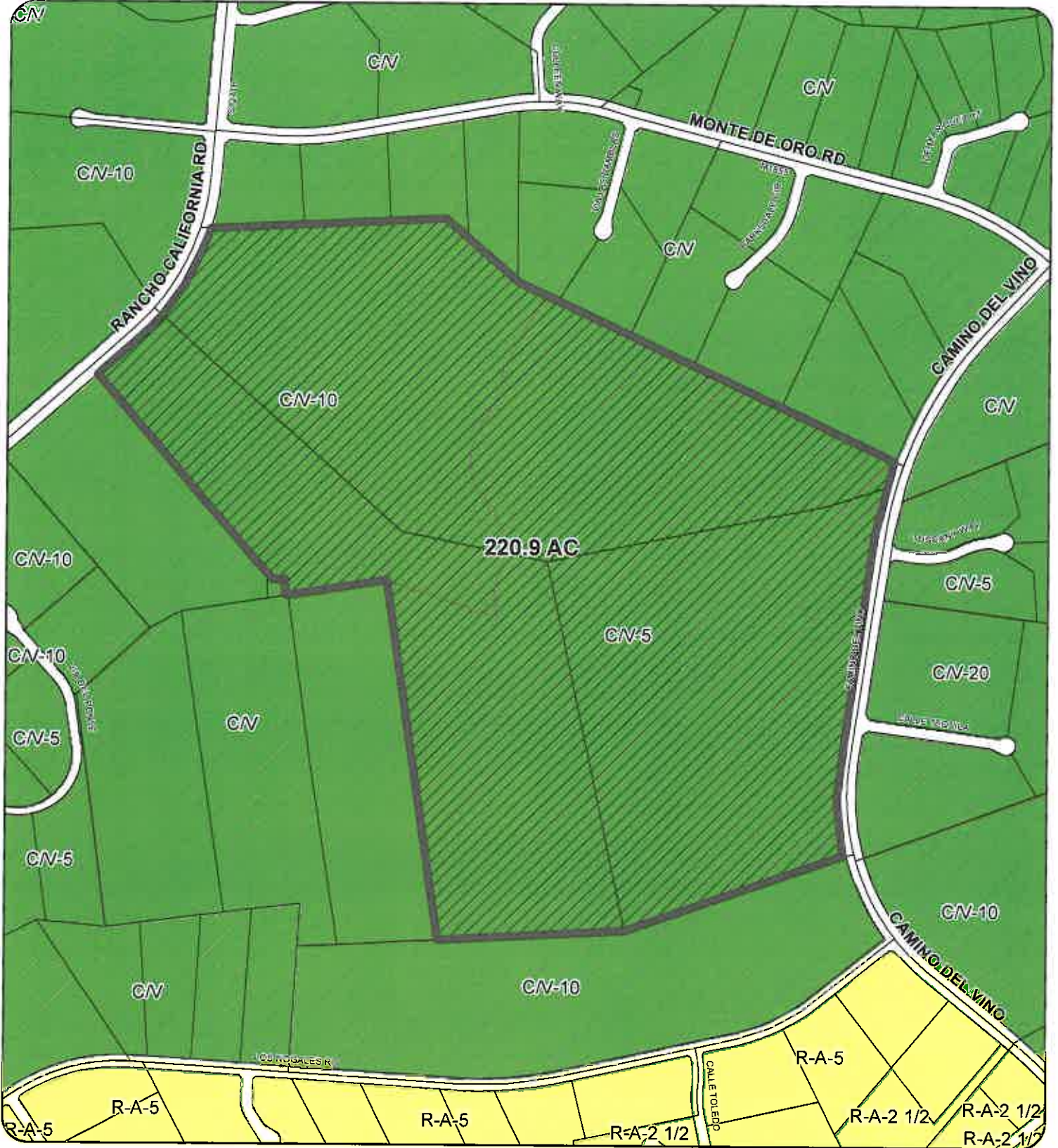
EXISTING ZONING

Supervisor Stone

District 3

Date Drawn: 06/04/14

Exhibit 2



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

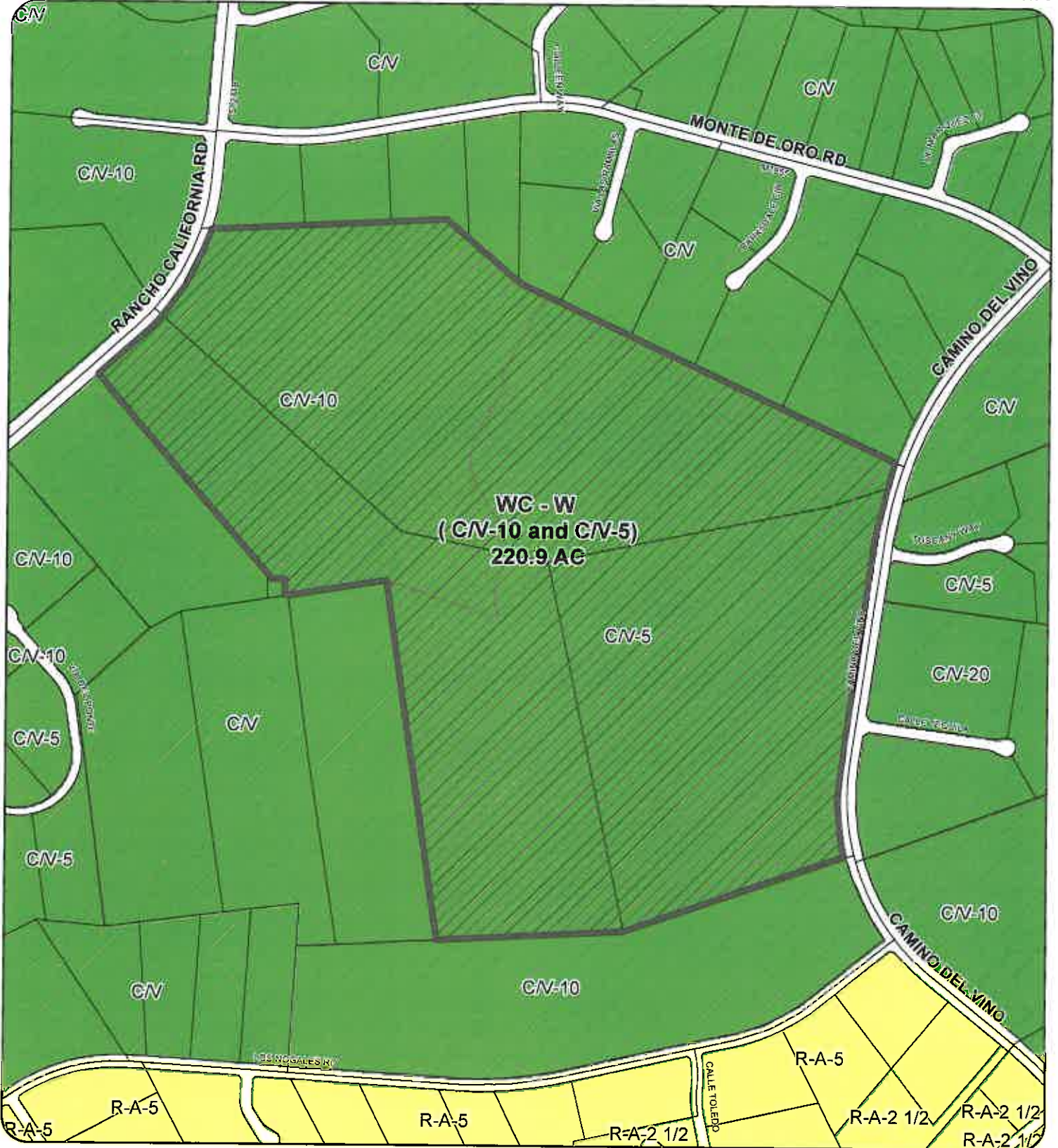
PROPOSED ZONING

Supervisor Stone

District 3

Date Drawn: 06/04/14

Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009

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 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) 856-3200 (Western County), or in Palm Desert at (760) 863-6277 (Eastern County) or website at: <http://planning.tma.org>

0 250 500 1,000 1,500 Feet

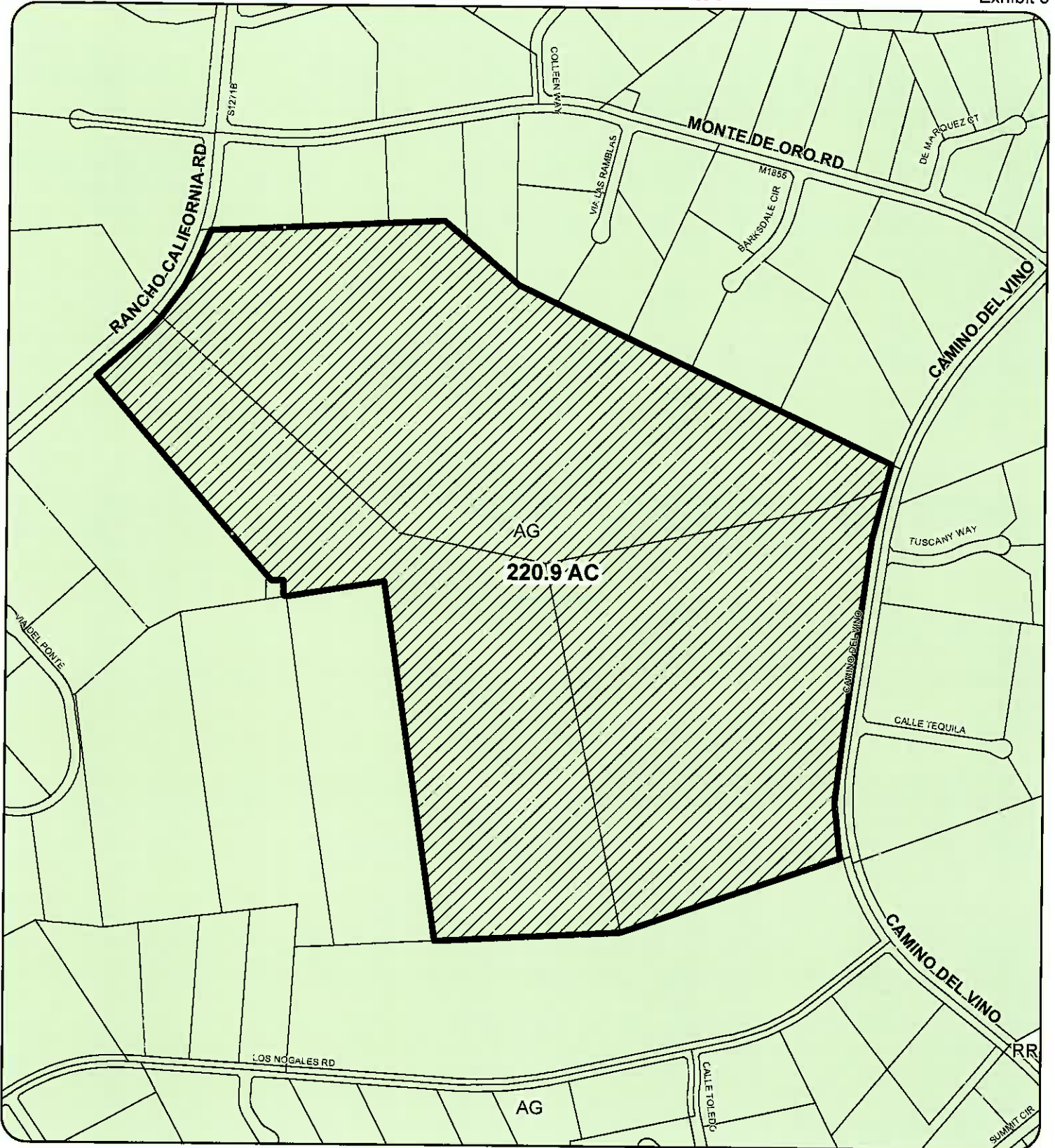
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

EXISTING GENERAL PLAN

Supervisor Stone
District 3

Date Drawn: 06/04/14
Exhibit 5

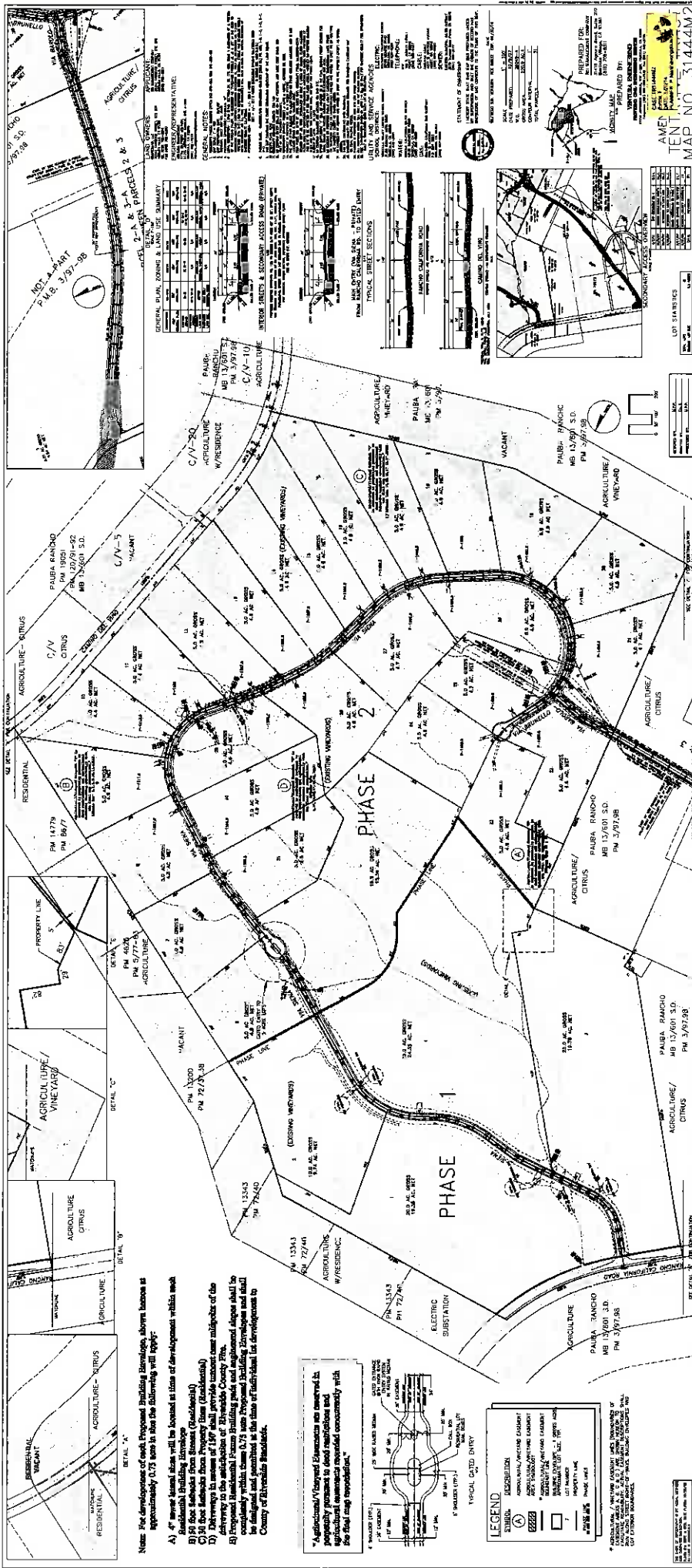


Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



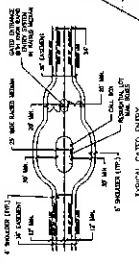
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Palm Desert at (760) 863-6377 (Eastern County) or website at: <http://planning.tlma.org>



Note: For development of each Proposed Building Envelope, always known as approximately 0.75 acre is also the following will apply:

- 4" sewer lines shall be located at time of development within each Residential Building Envelope
- 50' Set Backs from Street (Residential)
- 50' Set Backs from Property Lines (Residential)
- Drainage to nearest of 1/4" will provide minimum one mile per hour of flow
- Proposed Residential Phase Building pads and equipment areas shall be designed and permitted in the case of individual lot development to County of Riverside Standards.

*Agricultural/Vineyard Envelopes are reserved in perpetuity pursuant to deed restrictions and agricultural easements recorded concurrently with the final map representation.

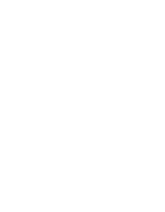
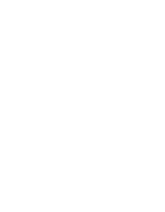


SYMBOL	DESCRIPTION
(Circle with dot)	RESIDENTIAL
(Circle with 'A')	AGRICULTURE - CITRUS
(Circle with 'B')	AGRICULTURE - VINEYARD
(Circle with 'C')	AGRICULTURE - CITRUS
(Circle with 'D')	AGRICULTURE - CITRUS
(Circle with 'E')	AGRICULTURE - CITRUS
(Circle with 'F')	AGRICULTURE - CITRUS
(Circle with 'G')	AGRICULTURE - CITRUS
(Circle with 'H')	AGRICULTURE - CITRUS
(Circle with 'I')	AGRICULTURE - CITRUS
(Circle with 'J')	AGRICULTURE - CITRUS
(Circle with 'K')	AGRICULTURE - CITRUS
(Circle with 'L')	AGRICULTURE - CITRUS
(Circle with 'M')	AGRICULTURE - CITRUS
(Circle with 'N')	AGRICULTURE - CITRUS
(Circle with 'O')	AGRICULTURE - CITRUS
(Circle with 'P')	AGRICULTURE - CITRUS
(Circle with 'Q')	AGRICULTURE - CITRUS
(Circle with 'R')	AGRICULTURE - CITRUS
(Circle with 'S')	AGRICULTURE - CITRUS
(Circle with 'T')	AGRICULTURE - CITRUS
(Circle with 'U')	AGRICULTURE - CITRUS
(Circle with 'V')	AGRICULTURE - CITRUS
(Circle with 'W')	AGRICULTURE - CITRUS
(Circle with 'X')	AGRICULTURE - CITRUS
(Circle with 'Y')	AGRICULTURE - CITRUS
(Circle with 'Z')	AGRICULTURE - CITRUS

NO. 1-A PART
P.M.B. 3/19/98

GENERAL PLAN, ZONING & LAND USE SUMMARY

ZONE	DESCRIPTION	PERMITTED USES
AGRICULTURE - CITRUS	AGRICULTURE - CITRUS	AGRICULTURE - CITRUS
AGRICULTURE - VINEYARD	AGRICULTURE - VINEYARD	AGRICULTURE - VINEYARD
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
PAIBA RANCHO	PAIBA RANCHO	PAIBA RANCHO
VACANT	VACANT	VACANT



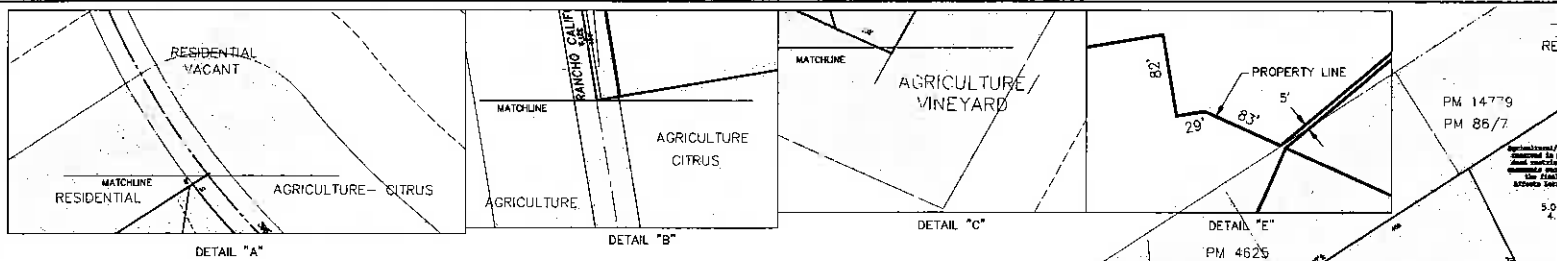
SCALE: AS SHOWN
DATE PREPARED: 3/19/98
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

AMET
TENT
MAP NO. 31444M2

LOT STATISTICS

LOT NO.	ACRES	SQ. FT.
1	1.2	130,680
2	1.5	163,350
3	1.8	196,020
4	2.1	228,690
5	2.4	261,360
6	2.7	294,030
7	3.0	326,700
8	3.3	359,370
9	3.6	392,040
10	3.9	424,710
11	4.2	457,380
12	4.5	490,050
13	4.8	522,720
14	5.1	555,390
15	5.4	588,060
16	5.7	620,730
17	6.0	653,400
18	6.3	686,070
19	6.6	718,740
20	6.9	751,410
21	7.2	784,080
22	7.5	816,750
23	7.8	849,420
24	8.1	882,090
25	8.4	914,760
26	8.7	947,430
27	9.0	980,100
28	9.3	1,012,770
29	9.6	1,045,440
30	9.9	1,078,110
31	10.2	1,110,780
32	10.5	1,143,450
33	10.8	1,176,120
34	11.1	1,208,790
35	11.4	1,241,460
36	11.7	1,274,130
37	12.0	1,306,800
38	12.3	1,339,470
39	12.6	1,372,140
40	12.9	1,404,810
41	13.2	1,437,480
42	13.5	1,470,150
43	13.8	1,502,820
44	14.1	1,535,490
45	14.4	1,568,160
46	14.7	1,600,830
47	15.0	1,633,500
48	15.3	1,666,170
49	15.6	1,698,840
50	15.9	1,731,510
51	16.2	1,764,180
52	16.5	1,796,850
53	16.8	1,829,520
54	17.1	1,862,190
55	17.4	1,894,860
56	17.7	1,927,530
57	18.0	1,960,200
58	18.3	1,992,870
59	18.6	2,025,540
60	18.9	2,058,210
61	19.2	2,090,880
62	19.5	2,123,550
63	19.8	2,156,220
64	20.1	2,188,890
65	20.4	2,221,560
66	20.7	2,254,230
67	21.0	2,286,900
68	21.3	2,319,570
69	21.6	2,352,240
70	21.9	2,384,910
71	22.2	2,417,580
72	22.5	2,450,250
73	22.8	2,482,920
74	23.1	2,515,590
75	23.4	2,548,260
76	23.7	2,580,930
77	24.0	2,613,600
78	24.3	2,646,270
79	24.6	2,678,940
80	24.9	2,711,610
81	25.2	2,744,280
82	25.5	2,776,950
83	25.8	2,809,620
84	26.1	2,842,290
85	26.4	2,874,960
86	26.7	2,907,630
87	27.0	2,940,300
88	27.3	2,972,970
89	27.6	3,005,640
90	27.9	3,038,310
91	28.2	3,070,980
92	28.5	3,103,650
93	28.8	3,136,320
94	29.1	3,168,990
95	29.4	3,201,660
96	29.7	3,234,330
97	30.0	3,267,000
98	30.3	3,299,670
99	30.6	3,332,340
100	30.9	3,365,010

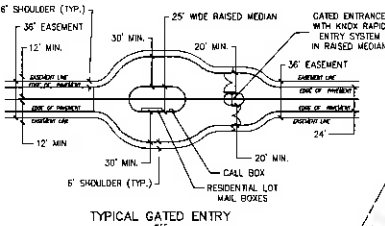
DATE: 3/19/98
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



Note: For development of each Proposed Building Envelope, shown hereon at approximately 0.75 acre in size the following will apply:

- A) 4" sewer lateral sizes will be located at time of development within each Residential Building Envelope
- B) 50 foot Setbacks from Streets (Residential)
- C) 30 foot Setbacks from Property lines (Residential)
- D) Driveways in excess of 150' shall provide turnout near midpoint of the driveway to the satisfaction of Riverside County Fire.
- E) Proposed Residential Future Building pads and engineered slopes shall be completely within these 0.75 acre Proposed Building Envelopes and shall be designed and permitted at the time of individual lot development to County of Riverside Standards.

"Agricultural/Vineyard Easements are reserved in perpetuity pursuant to deed restrictions and agricultural easements recorded concurrently with the final map recordation."

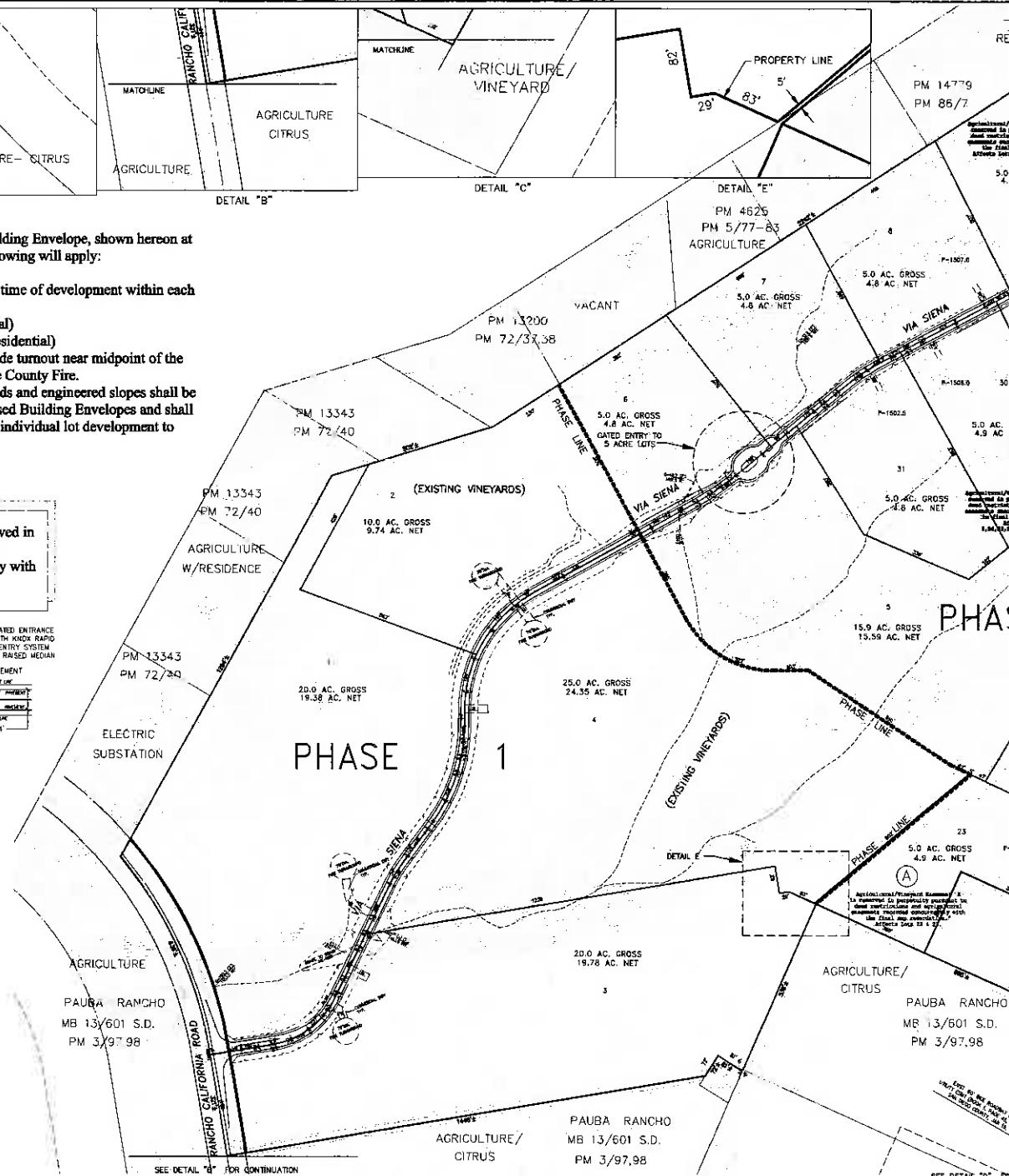


TYPICAL GATED ENTRY

SYMBOL	DESCRIPTION
(A)	AGRICULTURAL/VINEYARD EASEMENT
(A)	AGRICULTURAL/VINEYARD EASEMENT AREA SYMBOLOGY
(A)	* AGRICULTURAL/VINEYARD EASEMENT BOUNDARY LINE
(A)	BUILDING ENVELOPE - 1 GROSS ACRE, APPROXIMATE LOT SIZE, TYP.
7	LOT NUMBER
---	PROPERTY LINE
---	PHASE LINE
---	PHASE LINES

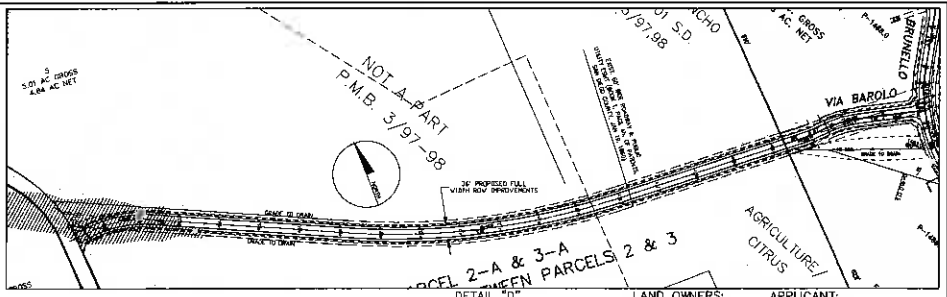
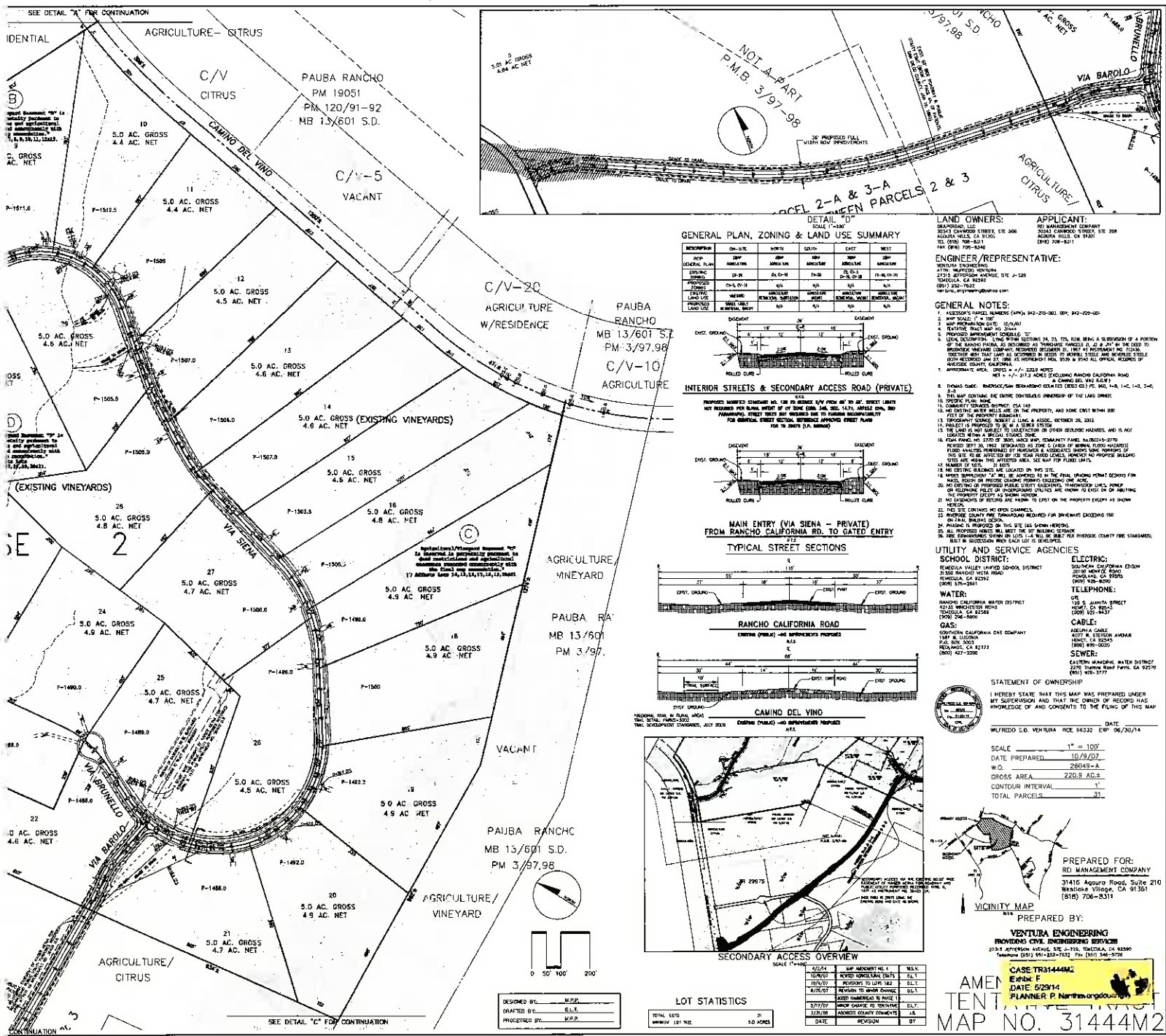
* AGRICULTURAL / VINEYARD EASEMENT LINES (BOUNDARIES OF EASEMENT AREAS A, B, C & D) ARE SHOWN HEREON TO FACILITATE READABILITY. ACTUAL EASEMENT DESCRIPTIONS SHALL RUN ALONG STREET RIGHT-OF-WAYS, BUILDING ENVELOPES AND LOT EXTERIOR BOUNDARIES

THE BASIS OF TOPOGRAPHY IS BY ACTUAL MEASUREMENT AND COMPUTER INDICATOR.
FLOW BY: 80% & MOD. DATE FLOW: 10/28/92
BY: LING & ASSOCIATES



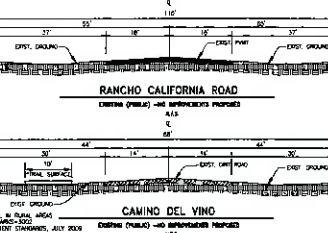
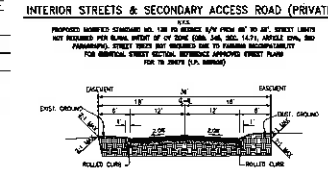
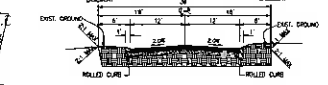
SEE DETAIL "A" FOR CONTINUATION

SEE DETAIL "D" FOR CONTINUATION



GENERAL PLAN, ZONING & LAND USE SUMMARY

DESCRIPTION	CH-1/2	CH-1/3	CH-1/4	CH-1/5	CH-1/6	CH-1/7	CH-1/8	CH-1/9	CH-1/10
AGRICULTURE	100%	100%	100%	100%	100%	100%	100%	100%	100%
RESIDENCE	0%	0%	0%	0%	0%	0%	0%	0%	0%
COMMERCIAL	0%	0%	0%	0%	0%	0%	0%	0%	0%
INDUSTRIAL	0%	0%	0%	0%	0%	0%	0%	0%	0%
RECREATION	0%	0%	0%	0%	0%	0%	0%	0%	0%
UNDEVELOPED	0%	0%	0%	0%	0%	0%	0%	0%	0%



LOT STATISTICS

NO.	AREA	PERCENTAGE	REMARKS
1	10.0	10.0%	...
2	10.0	10.0%	...
...
27	10.0	10.0%	...
TOTAL	100.0	100.0%	...

LAND OWNERS:
 REI MANAGEMENT COMPANY
 31415 Agoura Road, Suite 210
 Menlo Park, CA 94025
 (415) 706-8311

APPLICANT:
 VENTURA ENGINEERING
 2714 Jefferson Avenue, Ste. 208
 Menlo Park, CA 94025
 (650) 322-7527

ENGINEER/REPRESENTATIVE:
 VENTURA ENGINEERING
 2714 Jefferson Avenue, Ste. 208
 Menlo Park, CA 94025
 (650) 322-7527

- GENERAL NOTES:**
1. ALL DISTRICTS ARE SUBJECT TO THE 1992 GENERAL PLAN AND ZONING ORDINANCES.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE 1992 GENERAL PLAN AND ZONING ORDINANCES.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE 1992 GENERAL PLAN AND ZONING ORDINANCES.
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 26. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE 1992 GENERAL PLAN AND ZONING ORDINANCES.
 27. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE 1992 GENERAL PLAN AND ZONING ORDINANCES.

UTILITY AND SERVICE AGENCIES

SCHOOL DISTRICT:
 MENLO PARK UNIFIED SCHOOL DISTRICT
 3100 RAVENWOOD AVENUE
 MENLO PARK, CA 94025
 (650) 325-8881

ELECTRIC:
 SOUTHERN CALIFORNIA Edison
 2100 AVENUE OF STARS
 REDWOOD CITY, CA 94063
 (650) 999-8000

TELEPHONE:
 100 S. AVENUE STREET
 REDWOOD CITY, CA 94063
 (650) 999-8000

WATER:
 RANCHO CALIFORNIA WATER DISTRICT
 2215 WILSON AVENUE
 TULLOCH, CA 94088
 (415) 339-0881

GAS:
 SOUTHERN CALIFORNIA GAS COMPANY
 1301 W. LUSITANA
 P.O. BOX 5002
 REDWOOD CITY, CA 94063
 (415) 339-0881

SEWER:
 EASTERN MARSHAL WATER DISTRICT
 2215 WILSON AVENUE
 TULLOCH, CA 94088
 (415) 339-0881

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE CARRIER OF RECORDS HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP

DATE: 06/30/14
 WILFREDO S.O. VENTURA (P) 64532 EXP 06/30/14

SCALE: 1" = 100'
DATE PREPARED: 10/19/07
W.C.: 28049-A
GROSS AREA: 220.9 AC±
CONTOUR INTERVAL: 1'
TOTAL PARCELS: 31

VICINITY MAP

PREPARED FOR:
 REI MANAGEMENT COMPANY
 31415 Agoura Road, Suite 210
 Menlo Park, CA 94025
 (415) 706-8311

PREPARED BY:
 VENTURA ENGINEERING
 PROVIDING CIVIL ENGINEERING SERVICES
 2714 JEFFERSON AVENUE, STE. 208, MENLO PARK, CA 94025
 Telephone: (650) 322-7527 Fax: (650) 322-7528

CASE: TR31444M2
EXHIBIT F
DATE: 5/29/14
PLANNER: P. Northrup

AMENITY STATEMENT

MAP NO. 31444M2

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule D map that would subdivide 220.9 gross acres into 24 residential lots, 4 Winery lots and 3 production lots.

The purpose of this minor change is to divide TR31444M1 Lot 1 (30 gross acres) into two winery lots: TR31444M2 Lot 1 (20 gross acres) and TR31444M2 Lot 2 (10 gross acres); TR31444M1 Lot 2 (45 gross acres) will also be divided into two winery lots: TR31444M2 Lot 3 (20 gross acres) and TR31444M2 Lot 4 (25 gross acres). Phase I of TR31444M2 will consist of 4 winery lots totaling 75 gross acres. The minor change also proposes to consolidate TR31444M1 residential lots 8-10 into a single lot: TR31444M2 Lot 5 (15.9 gross acres). This lot will be used as a production lot along with lots 6 and 7, thus reducing the number of residential lots to 24. Lot 5 will be accessed through Via Siena. The entry gate to residential lots on Via Siena will be moved between lots 5 and 6. The portion of the Via Brunello Road that was adjacent to Lot 5 will be removed and a cul-de-sac will provide access to lots 22-24. Via Siena and Via Barolo will provide entry and exit points for this Project. TR31444M2 Phase II will consist of three production lots (lot 5,6 and 7) and 24 residential lots (lots 8-31) totaling approximately 145.9 gross acres. The Project also proposes to change from septic systems to sewer and connect to the sewer line being constructed along Rancho California Road.

There will be 4 agricultural easements (Agricultural/Vineyard Easement A through D) over the production and residential lots.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31444M2 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31444M2 Exhibit F, May 29, 2014

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND
of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND
Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND
All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND
Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 MAP - NPDES INSPECTIONS RECOMMND
Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.
Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP - DUST CONTROL (cont.) RECOMMND
 required at the time a grading permit is issued.

10.BS GRADE. 8 MAP - 2:1 MAX SLOPE RATIO RECOMMND
 Graded slopes shall be limited to a maximum steepness ratio
 of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND
 Minimum drainage grade shall be 1% except on portland
 cement concrete where .35% shall be the minimum.

10.BS GRADE. 10 MAP - DRNAGE & TERRACING RECOMMND
 Provide drainage facilities and terracing in conformance
 with the California Building Code's chapter on "EXCAVATION
 & GRADING".

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND
 Observe slope setbacks from buildings & property lines per
 the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - PVT RD GDG PMT RECOMMND
 Constructing a private road requires a grading permit. All
 private roads which are conditioned to be paved shall
 conform to Ordinance 457 base and paving and inspection
 requirements.

10.BS GRADE. 16 MAP - RETAINING WALLS RECOMMND
 Lots which propose retaining walls will require separate
 permits. They shall be obtained prior to the issuance of
 any other building permits - unless otherwise approved by
 the Building and Safety Director. The walls shall be
 designed by a Registered Civil Engineer - unless they
 conform to the County Standard Retaining Wall designs shown
 on the Building and Safety Department form 284-197.

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES RECOMMND
 Plant and irrigate all manufactured slopes equal to or
 greater than 3 feet in vertical height with drought
 tolerant grass or ground cover; slopes 15 feet or greater
 in vertical height shall also be planted with drought

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES (cont.) RECOMMND
tolerant shrubs or trees in accordance with the
requirements of Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 TVWC SEWER CONNECT-COMMERCIAL RECOMMND
Commercial projects within the Temecula Valley Wine
Country (TVWC) Phase I and Phase II (Sewer) Infrastructure
Study Area proposing onsite wastewater treatment exceeding
cumulative discharges of wastewater flow greater than 1,200
gallons per day shall connect to the sanitary sewer within
60 days of it becoming available, for the disposal of all
wastewater. Sewer shall be considered available when the
main sewer is in the street in front of the property (or
the sewer runs along any portion of the property boundary)
and is active.

In the meantime, these commercial projects shall be allowed
to install a 1,200 gallons per day conventional septic
system with engineered flowmeter/diversion valve system to
shift flow exceeding that amount to a holding tank under
existing Department of Environmental Health authority. The
interim conventional system and/or holding tank shall not
be used after sewer becomes available and a total of five
years. The project proponents shall sign a Project
Participation Agreement with Eastern Municipal Water
District to financially participate in the sewer project
and a copy thereof shall be provided to the Department of
Environmental Health.

10.E HEALTH. 2 TVWC SEWER CONNECT-RES SUB DIV RECOMMND
Residential Subdivisions (proposing to create five or more
lots) within the Temecula Valley Wine Country (TVWC) Phase
I and Phase II of (Sewer) Infrastructure Study Area shall
connect to the sanitary sewer within 60 days of it becoming
available, for the disposal of all wastewater. Sewer shall
be considered available when the main sewer is in the
street in front of the property (or the sewer runs along
any portion of the property boundary) and is active.

10.E HEALTH. 3 EMWD SANITARY SEWER SERVICE RECOMMND
All lots under Tract Map 31444 M2 are proposing to receive
sanitary sewer service from Eastern Municipal Water

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.E HEALTH. 3 EMWD SANITARY SEWER SERVICE (cont.) RECOMMND

District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 4 RCWD POTABLE WATER SERVICE RECOMMND

All lots under Tract Map 31444 M2 are proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 5 ABANDON/REMOVE EXISTING OWTS RECOMMND

All existing onsite wastewater treatment systems (OWTS) shall be properly removed or abandoned under permit with the Department of Environmental Health (DEH) upon connection to the sanitary sewer service. All lots shall connect to the sanitary sewer service within 60 days of it becoming available.

10.E HEALTH. 6 RETENTION BASINS - NO VECTORS RECOMMND

All retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 7 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact the County of Riverside, Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8980.

10.E HEALTH. 8 MAP- PLOT PLAN/ CUP-NOISE STDY RECOMMND

Prior to the Department of Environmental Health (DEH) clearance of any implementing project (i.e. Plot Plan, Conditional Use Permit), a noise study shall be required. For further information please contact the Office of Industrial Hygiene at (951) 955-8980.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP F EXHIBIT RECOMMND

ALL CONDITIONS ARE PER EXHIBIT "F" DATED 5/28/14

10.FIRE. 2 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 MAP-#16-HYDRANT/SPACING RECOMMND

LOTS 5 THRU 31

Approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant.

10.FIRE. 4 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 5 MAP-#14-COMMERICAL HYDRANTS RECOMMND

LOTS 1 THRU 4

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT FORM2 RECOMMND

Tract Map 31444, minor change 2 is a proposal to divide TR31444M1 Lot1 into two winery lots: TR31444M2 Lot 1 and TR31444M2 Lot 2, TR31444M1 Lot 2 will also be divided into two winery lots: TR31444M2 Lot 3 and TR31444M2 Lot 4. Phase 1of TR31444M2 will consists of 4 winery lots totaling 75 gross acres. The minor change also proposes to consolidate TR31444M1 residential lots 8-10 into a single

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT FORM2 (cont.)

RECOMMND

lot: TR31444M2 Lot 5. This lot will be used as a production lot along with lots 6 and 7, thus reducing the number of residential lots to 24. TR31444M2 Phase 2 will consist of three production lot and 24 residential lots 5-acre minimum in the Rancho California area. The site is located on the east side of Rancho California Road, approximately 600 feet south of Monte De Oro Road. Camino Del Vino bounds the site to the east and Long Valley Wash bounds the site to the south.

Our review indicates the topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The developer is proposing the pad locations out of the natural watercourses. The exhibit shows driveway and street culverts for the natural watercourses. Driveway culverts shall have an emergency escape path away from building pads for the 100-year storm event in case they become plugged with debris.

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Diversions from one watershed to another will not be permitted.

This site is located within the bounds of the Murrieta Creek/Santa Gertrudis 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 \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to Phase II.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule D, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 MAP - ORIGINAL APPROVAL DATE RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on January 31, 2006. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 4 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land Division/development are permitted, other than those

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. The minimum parcel size is 5 gross acres.
- b. No more than 50% of the lot shall be covered by structure.
- c. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Entry monument and gate entry plan.

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

10.PLANNING. 12 MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 15 MAP - VINEYARD PLANTING RECOMMND

Prior to recordation of the Final map, seventy-five (75) percent of the lot area of each winery lot, lot nos. 1, 2, 3, and 4 shall be planted as wine grape vineyards.

10.PLANNING. 16 MAP - VINEYARD MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of the wine grape vineyards planted on lot nos. 1, 2, 3, and 4 required under condition of approval 10.PLANNING.15, until such time that a plot plan or conditional use permit for a winery is approved for the lot in question.

10.PLANNING. 17 MAP - GEO01398 RECOMMND

County Geologic Report (GEO) No. 1398 was prepared for this project (TR31444) by Geocon, Inc and is entitled: "Geotechnical Investigation, Tentative Tract No. 31444, Rancho California Road, Riverside County, California," dated January 5, 2004. In addition Geocon prepared "Percolation Testing Lots 17, 18, and 19, Suitable Locations for Septic Systems and Revised Geologic Map, Tentative Tract 31444, Riverside County, California," dated May 21, 2004. This document is herein incorporated as a part of GEO No. 1398.

GEO No. 1398 concluded:

1.The site is not located within an Earthquake Fault Hazard Zone.

2.The potential for liquefaction at this site is very low.

3.The site could be subject to significant seismic shaking in the event of a major earthquake on the nearby Elsinore Fault Zone, located about 7 miles to the west of the site.

4.The effects of seismic shaking can be reduced by

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - GEO01398 (cont.)

RECOMMND

adherence to the seismic design requirements in the latest version of the Uniform Building Code.

GEO No. 1398 satisfies the requirement for a Seismic/Geologic/ Geotechnical study for Planning/CEQA purposes. GEO No. 1398 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 18 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Rancho California Road since adequate right-of-way exists.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

LOTS 5 THRU 31

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width. and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#88-ECS-AUTOMATIC GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 6 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

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.

50.FLOOD RI. 4 MAP DELINEATE WC ON ECS (AC) RECOMMND

The natural watercourse(s) which drain(s) a watershed of 10 acres or more shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The natural watercourses shall be kept free

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP DELINEATE WC ON ECS (AC) (cont.) RECOMMND

of all buildings and obstructions".

50.FLOOD RI. 8 MAP SANTA GERTRUDIS VALLEY ADP RECOMMND

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/Santa Gertrudis 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.

50.FLOOD RI. 9 MAP SUBMIT PLANS RECOMMND

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

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to map recordation, 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 for Camino Del Vino

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - TRAIL PLAN (cont.) RECOMMND

using the Regional Trail detail PARKS-3002. 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.

50.PARKS. 2 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will 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.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

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

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

E. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7827 has 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[s] and/or zone[s] ultimately applied to the property.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 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.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

"Lot Nos.1-31, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

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

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

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

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

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

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

registered civil engineer or licensed land surveyor; and

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

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

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

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

The property owners' association shall ensure that Agricultural Vineyard Easements A-D of the TENTATIVE MAP, consisting of wine grape vineyards, are kept in a fully planted condition and maintained in perpetuity as required by Riverside County Ordinance No. 348, Article XIVb.

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

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

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

50.PLANNING. 34 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects Lot No(s). ____] [This affects all Lots]"

50.PLANNING. 35 MAP-RECORD EASMENTS AG PURPOSE RECOMMND

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

2. One (1) copy AND (1) original, wet-signed, notarized and ready for recordation easement instrument for each of four (4) agricultural vineyard easement(s) that collectively

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP-RECORD EASEMENTS AG PURPOSE (cont.)

RECOMMND

include residential lots 6-31 of the TENTATIVE MAP; attached to these documents shall be a legal description that adequately describes the property consisting of the vineyard planted and maintained areas of each residential lot, lots 6-31 of the TENTATIVE MAP to be included within the agricultural vineyard easement(s) subject to the maintenance obligations stated herein and a scaled map or diagram of the agricultural vineyard easement area covering each residential lot. Both such documents shall be signed and stamped by a California registered civil engineer or licensed land surveyor.

The agricultural vineyard easement(s) submitted for review shall:

- a) Provide that the easement shall not be terminated on a lot-by-lot basis;
- b) Provide that in the event of any subsequent merger of parcels, lot-line adjustment, or other actions results in the merger of any of the residential lots into any of the winery lots or production lot, lot nos. 1, 2, 3, 4, 5, 6 and 7 of the TENTATIVE MAP, then the agricultural vineyard easement shall be terminated only as to the affected residential lot(s);
- c) Provide for Siena Farms, LLC, as initial easement holder;
- d) Provide that the easement holder and its successor(s) and/or assignee(s) shall ensure that the easement areas of residential lots 8-31 of the TENTATIVE MAP, consisting of wine grape vineyards, are kept in a fully-planted condition and maintained in perpetuity as required by Riverside County Ordinance No. 348, Article XIVb;
- e) Provide that in the event that Siena Farms, LLC, ceases farming for two (2) consecutive years then Siena Farms, LLC, shall transfer the recorded agricultural vineyard easement(s) to a Home Owners Association, other designated entity or association pursuant to California Civil Code Section 1351(a), or a County-authorized entity in order for farming to promptly resume. For the purpose of these conditions of approval, "farming" shall be defined as maintenance activities including but not limited to: pruning, cultivating, watering, and upkeep of the planted

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP-RECORD EASMENTS AG PURPOSE (cont.) (cont.RECOMMND

area in accordance with standard commercial viticultural practices. For the purpose of these conditions of approval, "promptly" shall be defined as a period not to exceed ninety (90) calendar days. Said transfer shall be subject to the written approval of the Planning Director of the County of Riverside;

f) Provide that, after the transfer referenced in e) above takes place, if the Home Owners Association, other designated entity or association pursuant to California Civil Code Section 1351(a), or a County-authorized entity fails to promptly resume farming or ceases farming for two (2) consecutive years then such entity shall transfer the recorded agricultural vineyard easement to a County-authorized entity in order for farming to promptly resume. Said transfer shall be subject to the written approval of the Planning Director of the County of Riverside. This transfer provision shall be first subject to Siena Farms, LLC, exercising its option to again assume responsibility as easement holder for the recorded agricultural vineyard easement(s) in order for farming to promptly resume. After receiving written notification by the existing easement holder or County that a transfer is being contemplated under this provision, Siena Farms, LLC, shall have sixty (60) calendar days in which to exercise its option in the form of a writing sent to the Planning Director of the County of Riverside. In the event that Siena Farms, LLC, subsequently ceases farming for two (2) consecutive years then Siena Farms, LLC, shall transfer the recorded agricultural vineyard easement(s) in accordance with e) referenced above.

g) Provide that the County shall, in the event that the easement holder fails to perform the planting and maintenance obligations referenced above, has the power to enforce said obligations as permitted by law, including but not limited to Riverside County Ordinance No. 348, as well as the right, but not obligation, to enter and keep the easement areas of residential lots 8-31 in a fully-planted condition and maintained in perpetuity until such time as a maintenance entity acceptable to the Planning Director of the County of Riverside is able to resume the above-referenced planting and maintenance obligation responsibilities; and h) provide that the County shall also have the right to recover from the easement holder for the reasonable cost of keeping the residential lot(s), in a

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP-RECORD EASMENTS AG PURPOSE (cont.) (cont.RECOMMND

fully planted condition and maintained in perpetuity, including attorneys' fees.

Once approved, the copy and the original of each agricultural vineyard easement instrument(s) shall be forwarded by the Office of County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original agricultural vineyard easement(s) to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original agricultural vineyard easement(s) in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

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

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign at the intersection of Via Siena and Rancho California Road in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 4 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 5 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located in a General

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - UTILITY PLAN (cont.) RECOMMND

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

50.TRANS. 6 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 7 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 8 MAP - SIGNING & STRIPING PLAN RECOMMND

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - IMPROVEMENT/PHASE I RECOMMND

Via Siena (Phase I) from Rancho California Road to Phase II limit (privately maintained road) shall be improved with 24 feet of asphalt concrete pavement within a 36' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/36') (Modified for reduced right-of-way from 60' to 36'.)

NOTE: Construct acceleration and deceleration lanes along Rancho California Road to the north and south project boundaries at Via Siena (project's primary entrance) per County Standard No. 803, Ordinance 461.

50.TRANS. 10 MAP - IMPROVEMENT/PHASE II RECOMMND

Via Siena (Phase II) from the northerly limit of Phase I to Via Barolo and all interior streets (privately maintained roads) shall be improved with 24 feet of asphalt concrete pavement within a 36' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/36') (Modified for reduced right-of-way from 60' to 36'.)

50.TRANS. 11 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Camino Del Vino shall be dedicated for public use to provide for a 37 foot half-width right-of-way.

50.TRANS. 12 MAP - OFF-SITE ACCESS/PHASE II RECOMMND

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 24' of AC pavement within a 32' to 60' dedicated right-of-way in accordance with modified County Standard No. 106, Section A (24'/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 extension of Via

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - OFF-SITE ACCESS/PHASE II (cont.) RECOMMND

Siena to Via Barolo and the westerly extension of Via Barolo (construction shall be within the existing 60' wide roadway and public utility easement) and through Tract Map 29975 to Rancho California Road.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - COMMERCIAL LOTS NO PG RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR PARCEL(S) 1,2,3,4,5,6 & 7 OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

60.BS GRADE. 2 MAP - NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 3 MAP - GRADING SECURITY RECOMMND

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - GRADING SECURITY (cont.) RECOMMND
yards are exempt.

60.BS GRADE. 4 MAP - IMPORT/EXPORT RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

60.BS GRADE. 5 MAP - GEOTECH/SOILS RPTS RECOMMND

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

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100 RECOMMND

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 10 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT (cont.) RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 15 MAP - RESIDENTIAL LOT DEV RECOMMND

Each residential parcel shall be designed so that all grading is independent of the adjacent properties - designed so that permission to grade from the adjacent property is not required.

60.BS GRADE. 16 MAP - AG GRADING TO CODE RECOMMND

Prior to issuance of a grading permit the previously agriculturally graded portions of the site shall be brought to code including but not limited to all access roads, pads and existing drainage system. All portions of the site included as part of this development shall be evaluated and designed to meet current requirements. This may require the need for additional permits, department or agency clearances, reports and studies.

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - NOISE REPORT RECOMMND

Prior to the Issuance of a Grading Permit for lots 10 through 16, a noise report shall be required. For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SANTA GERTRUDIS VALLEY ADP RECOMMND

TR 31444 M2 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 3 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP SUBMIT PLANS (cont.) RECOMMND

hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL MAINTENANCE REGION RECOMMND

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.

60.PARKS. 2 MAP - TRAIL PLAN APPROVED REGI RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of 25% of the net area of each parcel identified on the approved grading area map. This percentage may increase/adjusted if a licensed engineer can certify in writing that the TR31444M2 meets the 75% vineyard planting requirement.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PARCEL MAXIMUM GRADING (cont.) RECOMMND

Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT RECOMMND

For lots 21, 22, 25, 26, and 27, should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 13 MAP - SECTION 404 PERMIT RECOMMND

For lots 21, 22, 25, 26, and 27, should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 220.9 acres (gross) in accordance with the TENTATIVE MAP. If the development is

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - SKR FEE CONDITION (cont.) RECOMMND

subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7827 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils).

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. 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.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection of the 15th lot, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

70.PARKS. 3 MAP - TRAIL GRADE

RECOMMND

Prior to final grading inspection of the 15th lot, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MOPNITORING REPORT

RECOMMND

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MOPNITORING REPORT (cont.) RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-NO BP'S FOR COMM. LOTS RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR PARCEL(S) 1,2,3,4,5,6 & 7 OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

80.BS GRADE. 3 MAP - NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 TVWC SWR CONNECT FEE-COMMRCIAL RECOMMND

Prior to the Issuance of a Building Permit, commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer connection fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

80.E HEALTH. 2 TVWC SWR CONNECT FEE-RESIDENTI RECOMMND

Prior to the Issuance of a Building Permit, residential subdivisions (proposing to create five or more lots) located within the Temecula Valley Wine Country (TVWC) Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer connection fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

80.E HEALTH. 3 PUBLIC/SEMIPUBLIC FOOD FACILTY RECOMMND

For any public or semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

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

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SANTA GERTRUDIS VALLEY ADP RECOMMND

TR 31444M2 is located within the limits of the Murrieta Creek/Santa Gertrudis valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 3 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP SUBMIT PLANS (cont.) RECOMMND

the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval or provided by State law.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

The plot plan shall contain the following elements:

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

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-NO P.G. FOR COMMERCIAL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR PARCEL(S) 1,2,3,4,5,6 & 7 OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

90.BS GRADE. 2 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 4 MAP - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 5 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - WQMP ANNUAL INSP FEE INEFFECT

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 8 MAP - P.G. INSP RES LOTS RECOMMND

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

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

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

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

90.BS GRADE. 9 MAP - PRECISE GRD'G APRVL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification 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.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 TVWC SWR SURCHARGE FEE-COMMERC RECOMMND

Prior to the Issuance of a Building Final, commercial projects located within the Temecula Valley Wine Country Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer surcharge fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

90.E HEALTH. 2 TVWC SWR SURCHARGE FEE-RESIDEN RECOMMND

Prior to the Issuance of a Building Final, residential subdivisions (proposing to create five or more lots) located within the Temecula Valley Wine Country (TVWC) Infrastructure Study Area shall be required to pay its portion of the sewer surcharge fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 15 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENACE MECHANI RECOMMND

Prior to the issuance of the 15 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - QUIMBY FEES (2) (cont.) RECOMMND

 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. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152.

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

 Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 220.9 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 MAP - ROLL-UP GARAGE DOORS RECOMMND

 All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

 Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines in a General Plan Road 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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to or in conjunction with the issuance of 15th building prmit, the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

PLANNING DEPARTMENT

100.PLANNING. 1 MAP - VINEYARD PLANTING (2) RECOMMND

Prior to the issuance of the 1st residential building permit, 100% of Agricultural Easement A shall be planted as wine grape vineyards.

100.PLANNING. 2 MAP - VINEYARD PLANTING (3) RECOMMND

Prior to the issuance of the 3rd residential building permit, 100% of Agricultural Easement B shall be planted as wine grape vineyards.

100.PLANNING. 3 MAP - VINEYARD PLANTING (4) RECOMMND

Prior to the issuance of the 9th residential building permit, 100% of Agricultural Easement C shall be planted as wine grape vineyards.

06/05/14
09:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4

MAP - VINEYARD PLANTING (5)

RECOMMND

Prior to the issuance of the 17th residential building permit, 100% of Agricultural Easement C shall be planted as wine grape vineyards.

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

EX-103
FILE COPY

DATE: April 24, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscape – Mark Hughes

P.D. Archaeology Section-Heather Thomas
3rd District Supervisor
3rd District Planning Commissioner

TENTATIVE TRACT MAP NO. 31444, MINOR CHANGE NO.2 – EA42684– Applicant: Graperoad, LLC –Engineer/Representative: Ventura Engineering – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: Southeasterly of Rancho California Road, Westerly of Camino Del Vino, and Southerly of Monte de Oro – 219.66 Gross Acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – **REQUEST: The purpose of this minor change is to divide TR31444M1 Lot 1 (30 gross acres) into two winery lots: TR31444M2 Lot 1 (20 gross acres) and TR31444M2 Lot 2 (10 gross acres); TR31444M1 Lot 2 (45 gross acres) will also be divided into two winery lots: TR31444M2 Lot 3 (20 gross acres) and TR31444M2 Lot 4 (25 gross acres). Phase I of TR31444M2 will consist of 4 winery lots totaling 75 gross acres. The minor change also proposes to consolidate TR31444M1 residential lots 8-10 into a single lot: TR31444M2 Lot 5 (14.66 gross acres). This lot will be used as a production lot, thus reducing the number of residential lots to 26. Lot 5 will be accessed through Via Siena. The entry gate to residential lots on Via Siena will be moved between lots 5 and 6. The portion of the Via Brunello Road that was adjacent to Lot 5 will be removed and a cul-de-sac will provide access to lots 22-24. Via Siena and Via Barolo will provide entry and exit points for this Project. TR31444M2 Phase II will consist of one production lot (lot 5) and 26 residential lots (lots 6-31) totaling approximately 144.66 gross acres. The Project also proposes to change from septic systems to sewer and connect to the sewer line being constructed along Rancho California Road. – APN: 942-220-001, 942-210-003, 942-210-004 – Related Cases: TR31444, TR31444M1- Concurrent Case: CZ07827 (Planning only - Consistency zoning)**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at **(951) 955-6573** or email at pnanthav@rctlma.org / **MAILSTOP# 1070**.

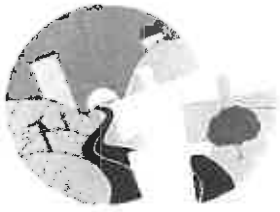
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207827 DATE SUBMITTED: 4-11-14

APPLICATION INFORMATION

Applicant's Name: GRAPE ROAD, LLC E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST. SUITE 206
AGOURA HILLS CA 91301
City State ZIP

Daytime Phone No: (818) 706-8311 Fax No: (818) 706-8340

Engineer/Representative's Name: VENTURA ENGINEERING E-Mail: VENTURA-ENGINEERING@YAHOO.COM

Mailing Address: 27315 JEFFERSON AVE SUITE T229
TERRACULA CA 92590
City State ZIP

Daytime Phone No: (951) 252-7632 Fax No: (951) 346-5726

Property Owner's Name: SAME AS APPLICANT E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

GRAPE ROAD, LLC [Signature]
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.

CLAUDIO PONTE [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
MANAGING MEMBER
GRAPE ROAD, LLC [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 942-210-003, DDA; 942-220-001

Section: 24, 25 T7S R2W Township: RANCHO PAUBA Range: _____

Approximate Gross Acreage: 220.9

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

RANCHO GOLF RD. East of _____, West of MONTE DE PRO

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2003 ED
Pa 960 1B, 1C, 1D, 2C, 2D

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

going to W-CW

Related cases filed in conjunction with this request:

TENTATIVE MAP 31444



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and GRAPE ROAD, LLC hereafter "Applicant" and SAME "Property Owner".

Description of application/permit use:

ZONE CHANGE AND MINOR CHANGE TO TENTATIVE
MAP 31444

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 942-210-003, DDA ; 942-220-001

Property Location or Address:

35601, 35701 RANCHO CALIF

2. PROPERTY OWNER INFORMATION:

Property Owner Name: GRAPE ROAD, LLC Phone No.: 818-706-8311

Firm Name: PEI MANAGEMENT Email: STEVECONVERSE@HOTMAIL.COM

Address: 30343 CAWOOD ST. SUITE 206
ARBUJA HILLS, CA 91301

3. APPLICANT INFORMATION:

Applicant Name: SAME AS OWNER Phone No.: 626-319-7771

Firm Name: STEVE CONVERSE Email: STEVECONVERSE@HOTMAIL.COM

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 4-11-14

Print Name and Title: STEVE CONVERSE, AIA

Signature of Property Owner: [Signature] Date: 4-10-14

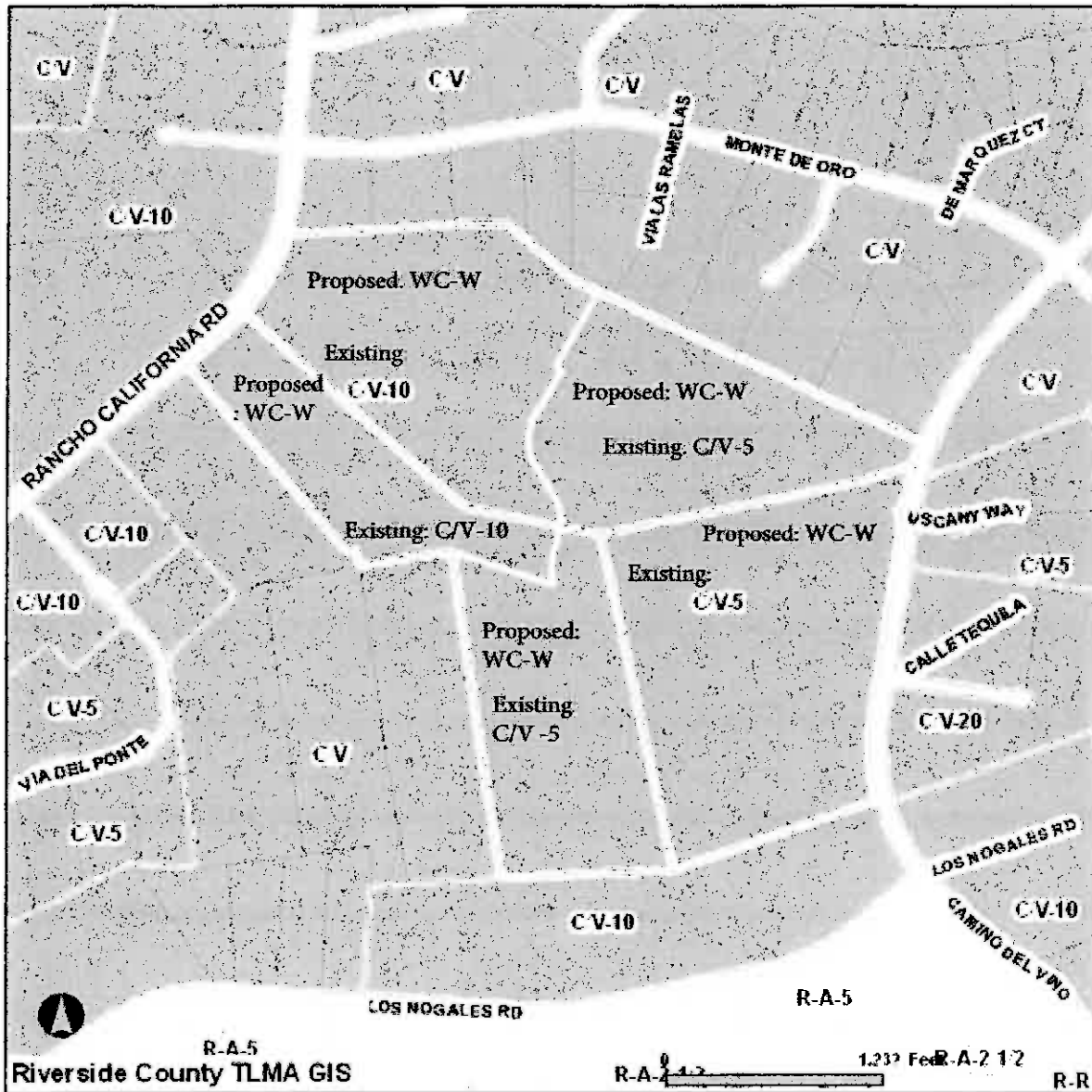
Print Name and Title: CLAUDIO RONIE MANAGING MEMBER

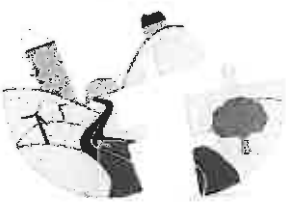
Signature of the County of Riverside, by: [Signature] Date: 4/14/14

Print Name and Title: CLAUDE MORALES, LAND USE TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>TR3144M2, CZ07827, EA42684, CF800067</u>
Set #:	<u>CC006545</u> Application Date: <u>4/14/14</u>

Change of Zone application





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--------------------------------------|--|---|
| <input type="checkbox"/> TRACT MAP | <input checked="" 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

TR 31444 M2

CASE NUMBER: TRACT 31444 AMEND 4 DATE SUBMITTED: 9-11-14

APPLICATION INFORMATION

Applicant's Name: GRAPE ROAD, LLC E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST. SUITE 206
AGOURA HILLS, CA 91301
Street City State ZIP

Daytime Phone No: (818) 706-8311 Fax No: (818) 706-8340

Engineer/Representative's Name: VENTURA ENGINEERING E-Mail: VENTURA-ENGINEERING@YAHOO.COM

Mailing Address: 27215 JEFFERSON AVE SUITE T 229
TEMECULA
Street City State ZIP

Daytime Phone No: (951) 252-7632 Fax No: (951) 346-5726

Property Owner's Name: SAME AS APPLICANT E-Mail: _____

Mailing Address: _____
Street City State ZIP

Daytime Phone No: () _____ Fax No: () _____

If additional persons have an ownership interest in the subject above, attach a separate sheet that references the application.

Steve Converse, A.I.A.
steveconverse@hotmail.com
direct (626) 319-7771

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

De

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30343 Canwood Street, Suite 206, Agoura Hills, CA 91301
tel (818) 706-8311 fax (818) 706-8340
pontevineyardinn.com

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of _____, South of _____

RANCHO CALIF RD. East of _____, West of MONTE DE ORO

Thomas Brothers map, edition year, page number, and coordinates: 2003 ED. P6960 1B 1C
1D 2C 2D

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):

(2) WINERY PARCEL 20 AC, 1 WINERY PARCEL 25 AC, 1 WINERY PARCEL 10 AC
PHASE 1
24 5 ACRE RESIDENTIAL PARCELS PHASE 2

Related cases filed in conjunction with this request:

APPROVED TENTATIVE 31444
ZONE CHANGE

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). 31444 (Parcel Map, Zone Change, etc.)

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

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No (PENDING)

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

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

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: 5,000 PHASE 1

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards SITE IS BALANCED

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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/rcolis/index.htm>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto 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 4-10-14

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/5/2014.

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

APN (s) or case numbers TR31444M2 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

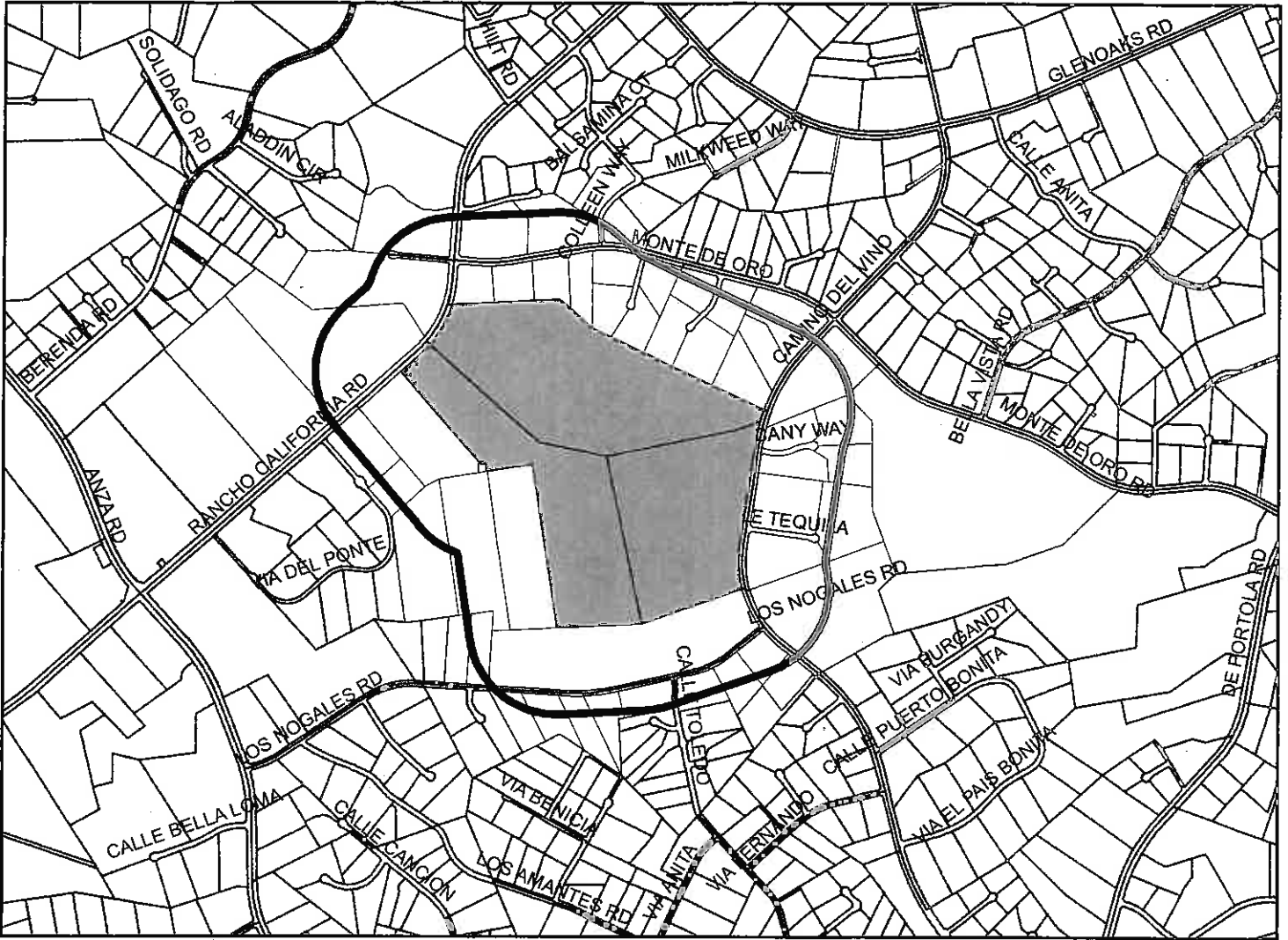
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
Larry Glass
Expires
12-5-14*

TR31444M2 (1000 feet buffer)



Selected Parcels

941-230-006	942-200-005	941-230-009	941-230-010	927-480-005	942-190-010	942-190-011	942-190-012	942-200-012	927-470-006
941-230-011	927-470-007	927-470-010	941-230-007	941-230-008	942-230-009	927-470-008	927-450-002	942-200-010	942-220-004
942-220-005	942-220-006	942-210-003	942-210-004	942-220-001	927-460-003	941-230-005	942-190-014	942-200-006	942-090-011
942-090-016	942-080-033	942-200-007	941-230-001	927-460-001	927-480-006	927-470-009	927-460-002	942-220-003	942-190-013
942-170-007	942-180-003	942-200-011	942-200-014	927-460-005	941-320-002	942-190-015	942-190-016	941-320-001	942-220-002
941-230-004	942-180-002	942-240-004	942-190-009	942-080-024	942-230-008				



2,000 1,000 0 2,000 Feet

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

ASMT: 927450002, APN: 927450002
IRENE SIREBRENİK, ETAL
C/O GERHARD SCHWARZBLATT
9454 WILSHIRE BL STE 207
BEVERLY HILLS CA 90212

ASMT: 927470008, APN: 927470008
FERNİKKI
4170 MORENO BLVD STE E
SAN DIEGO CA 92117

ASMT: 927460001, APN: 927460001
LARRY SMALLEY, ETAL
7 EDGEWATER
IRVINE CA 92604

ASMT: 927470009, APN: 927470009
JUAN MEZA, ETAL
35525 LOS NOGALES
TEMECULA, CA. 92592

ASMT: 927460002, APN: 927460002
MARY FRY
40605 CAMINO DEL VINO
TEMECULA CA 92592

ASMT: 927470010, APN: 927470010
MIMI CHANG, ETAL
33181 EMBASSY AVE
TEMECULA CA 92592

ASMT: 927460003, APN: 927460003
GREG GOODMAN
40599 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 927480005, APN: 927480005
JERI COTA, ETAL
35280 LOS NOGALES RD
TEMECULA, CA. 92592

ASMT: 927460005, APN: 927460005
PAMELA DUFFY
40600 CALLE TOLEDO
TEMECULA, CA. 92592

ASMT: 927480006, APN: 927480006
MARIAN HAWKEY
1534 COUNTRY CLUB DR
ESCONDIDO CA 92029

ASMT: 927470006, APN: 927470006
D LORENZ
33580 PLOWSHARE RD
WILDOMAR CA 92595

ASMT: 941230001, APN: 941230001
LORENZI ESTATE WINES INC
C/O DON LORENZI
3400 CENTRAL AVE STE 160
RIVERSIDE CA 92506

ASMT: 927470007, APN: 927470007
JANET WILLMS, ETAL
35401 LOS NOGALES
TEMECULA, CA. 92590

ASMT: 941230004, APN: 941230004
PATRICIA NADEAU, ETAL
40170 CAMINO DEL VINO
TEMECULA, CA. 92592



ASMT: 941230005, APN: 941230005
LORI SOVINE, ETAL
P O BOX 550
WILDOMAR CA 92595

ASMT: 942080033, APN: 942080033
ROBIN SWEENEY, ETAL
39570 COLLEEN WAY
TEMECULA, CA. 92592

ASMT: 941230006, APN: 941230006
SANDRA M FAMILY TRUST, ETAL
40350 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 942090016, APN: 942090016
LAURA PAULK, ETAL
23445 CARANCHO RD
TEMECULA CA 92590

ASMT: 941230007, APN: 941230007
HELEN KIM, ETAL
40070 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 942180003, APN: 942180003
OGB PARTNERS
C/O KEN ZIGNORSKY
35820 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 941230010, APN: 941230010
ROLAND TANG, ETAL
70 PACIFIC ST NO 268
CAMBRIDGE MA 2139

ASMT: 942190009, APN: 942190009
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

ASMT: 941230011, APN: 941230011
MYUNG KIM, ETAL
P O BOX 1358
GARDEN GROVE CA 92842

ASMT: 942190012, APN: 942190012
LANFLISI II, ETAL
SOUTH TOWER NO 2011
2170 CENTURY PARK E
LOS ANGELES CA 90067

ASMT: 941320002, APN: 941320002
PATRICIA LIN
C/O EUSTON HOMES
910 CAMINO DEL MAR NO A
DEL MAR CA 92014

ASMT: 942190013, APN: 942190013
MICHAEL URMAN
35555 MONTE DE ORO RD
TEMECULA, CA. 92592

ASMT: 942080024, APN: 942080024
VAYEHI INC
39512 COLLEEN WAY
TEMECULA CA 92592

ASMT: 942190014, APN: 942190014
MAY LORAH, ETAL
35767 VIA LAS RAMBLAS
TEMECULA CA 92592

ASMT: 942190016, APN: 942190016
PAUL BENEVIDES
C/O SPECIALTY METALS INDUSTRIES
P O BOX 890293
TEMECULA CA 92589

ASMT: 942200014, APN: 942200014
PALUMBO FAMILY PROP
C/O NICHOLAS PALUMBO
P O BOX 893202
TEMECULA CA 92589

ASMT: 942200005, APN: 942200005
INGEBORG HEINZELMANN, ETAL
C/O VIOLAS MGMT CO
42568 JOLENE CT
TEMECULA CA 92592

ASMT: 942220001, APN: 942220001
GRAPEROAD
C/O REI MANAGEMENT CO
30343 CANWOOD ST STE 206
AGOURA HILLS CA 91301

ASMT: 942200006, APN: 942200006
REGINA SANCHEZ, ETAL
40005 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 942220003, APN: 942220003
MICHAEL MCMILLAN
P O BOX 35
TEMECULA CA 92593

ASMT: 942200007, APN: 942200007
JOHNNY TOURINO
4420 E MIRA LOMA AVE NO M
ANAHEIM CA 92807

ASMT: 942220006, APN: 942220006
PATRICIA MCMILLAN, ETAL
29379 RCH CALIFORNIA 201
TEMECULA CA 92591

ASMT: 942200010, APN: 942200010
PATRICIA BROWN, ETAL
P O BOX 891836
TEMECULA CA 92589

ASMT: 942230008, APN: 942230008
WIENS CELLARS
35055 VIA DEL PONTE
TEMECULA, CA. 92592

ASMT: 942200011, APN: 942200011
PALUMBO FAMILY PROP
C/O NICHOLAS PALUMBO
P O BOX 89202
TEMECULA CA 92589

ASMT: 942230009, APN: 942230009
MERI ROSA PRYCE, ETAL
38589 HILLSIDE TRAIL DR
MURRIETA CA 92562

ASMT: 942200012, APN: 942200012
CINDY YOST
35615 MONTE DE ORO
TEMECULA, CA. 92592

ASMT: 942240004, APN: 942240004
LASSALETTE ENTERPRISES, ETAL
C/O GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

Attention: Steve Converse
Grape Road, LLC and REI Management
Company
30343 Canwood St. Suite 206
Agoura Hills, CA 91301

Attention: Steve Converse
Grape Road, LLC and REI Management
Company
30343 Canwood St. Suite 206
Agoura Hills, CA 91301

Attention: Wilfredo Ventura
Ventura Engineering
27315 Jefferson Avenue, Suite J-299
Temecula, CA 92590

Attention: Wilfredo Ventura
Ventura Engineering
27315 Jefferson Avenue, Suite J-299
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Tentative Tract Map No. 31444M2 and Change of Zone No. 7827

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

REI Management Company

Project Applicant

30343 Canwood Street, Ste 206 Agoura Hills, CA 91301

Address

The project site is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte De Oro

Project Location

Tentative Tract Map No. 31444M2 proposes a Schedule D subdivision of 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. Change of Zone No. 7827 proposes to change the existing zoning of Citrus Vineyard 5 acres minimum and Citrus Vineyard 10 acres minimum to Wine Country – Winery zone. No new environmental document is required for Change of Zone No. 7827 because Environmental Impact Report No. 524 adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to CEQA Guidelines Section 21083.3 (a) and none of the conditions described in CEQA Guidelines Section 15162 exist as indicated in the staff report findings for this project, which is incorporated herein by reference. No further environmental documentation is required per CEQA Guidelines Section 15162 for TR31444M2 because, (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration(EA39433) 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.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on July 29, 2014, and has made the following determinations regarding that project:

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

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42684 ZCFG06067

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1405525

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: GRAPEROAD LLC \$2,181.25
paid by: CK 18281
CFG FOR EA42684 (TR31444M2)
paid towards: CFG06067 CALIF FISH & GAME: DOC FEE
at parcel: 35701 RANCHO CALIFORNIA RD TEM
appl type: CFG3

By _____ May 29, 2014 09:07
MGARDNER posting date May 29, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1403762

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: GRAPEROAD LLC \$50.00
paid by: CK 2156
paid towards: CFG06067 CALIF FISH & GAME: DOC FEE
CFG FOR EA42684 (TR31444M2)
at parcel #: 35701 RANCHO CALIFORNIA RD TEM
appl type: CFG3

By _____ Apr 14, 2014 11:23
MGARDNER posting date Apr 14, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0402207

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: REI MANAGEMENT CO \$64.00
paid by: CK 4040
paid towards: CFG02912 CALIF FISH & GAME: DOC FEE
EA39433
at parcel #:
appl type: CFG3

By _____ Feb 17, 2004 09:41
ONERO posting date Feb 17, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.tlma.co.riverside.ca.us/lms/lms.htm

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0513863

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: REI MANAGEMENT CO : \$1,250.00
paid by: CK 4286
paid towards: CFG02912 CALIF FISH & GAME: DOC FEE
EA39433
at parcel #:
appl type: CFG3

By CYUHAS Jul 08, 2005 12:45
posting date Jul 08, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.tlma.co.riverside.ca.us/lms/lms.htm

Agenda Item No.: **3.7**
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third/Third
Project Planner: Lisa Edwards
Planning Commission: July 16, 2014

TENTATIVE TRACT MAP NO. 35477
Environmental Assessment No. 41303
Applicant: G8 Development Inc.
Engineer/Representative: Chris Warburton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 35477: Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes, 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure of no historical significance.

The project site is located northerly of Whittier Avenue, southerly of Mayberry Ave., and westerly of Girard St.

Tentative Tract No. 35477 was originally submitted to the Riverside County Planning Department on January 28, 2007. Since that time, there have been several iterations of the project with respect the density of the project. As proposed, the project has a 20% reduction in the number of units than originally proposed. The processing of the project has since resumed and changed over applicants as of January 30, 2013.

ISSUES OF POTENTIAL CONCERN:

Girard Street is identified on the County's General Plan as a Secondary access road with a right-of-way width requirement of 100 feet. Currently this project has been conditioned to improve sidewalk, curb, and gutter along Girard Street to meet the requirements for County public right-of-way standards for new residential development.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Very High Density Residential (CD: VHDR) and Medium Density Residential (CD: MDR) |
| 2. Surrounding General Plan Land Use: | Community Development: Very High Density Residential (CD: VHDR), High Density Residential (CD:HDR), Medium Density Residential (CD: MDR) |
| 3. Existing Zoning: | General Residential (R-3) |
| 4. Surrounding Zoning: | General Residential (R-3), One-Family Dwelling (R-1) |
| 5. Existing Land Use: | Single-family residence |

6. Surrounding Land Use: Vacant to the south, multi-family to the east, and single-family residences to the west and north
7. Project Data: Total Acreage: 2.96 gross acres
Total Proposed Lots: 37 residential lots
Total Proposed Open Space Lots: 1
Total Open Space Acreage: .43 gross acres
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41303**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **TENTATIVE TRACT MAP NO. 35477**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The site is comprised of two parcels that will be consolidated to create a 37-unit condominium subdivision. One parcel is currently vacant and the other parcel has an existing single-family home of non-historical significance.
2. Similar residential uses have been approved and/or constructed and are operating in the project vicinity.
3. The proposed use, 37-unit condominium subdivision, is consistent with the development standards set forth in the General Residential (R-3) zone.
4. The project site is surrounded by properties which are zoned General Residential (R-3) to the north, south, and west and One-Family Residential (R-1) to the east.
5. The project site is designated Community Development: Very High Density Residential (CD: VHDR) and Medium Density Residential (CD: MDR) in the San Jacinto Valley Area Plan.
6. The project site is surrounded by properties which are designated Community Development: Very High Density Residential (CD: VHDR) to the north, Community Development: High Density Residential (CD: HDR) to the south, and Community Development: Medium Density Residential (CD: MDR) the east and west.
7. The proposed use is consistent with the Very High Density and Medium Density Residential General Plan land use designations which allow for residential densities of 14-20 dwelling unit per acre (VHDR) and 2-5 dwelling units per acre (MDR).
8. The proposed residential Tentative Map with a minimum parcel size of 2.96 is permitted in the General Residential zone.

9. The portion of the site designated as Community Development: Medium Density Residential (CD: MDR) encompasses the access drive and the pool area and are consistent with land uses set forth in the General Plan.
10. Environmental Assessment No. 41303 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Very High Density Residential (CD: VHDR), Community Development: Medium Density Residential (CD: MDR), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Residential (R-3) zoning development standards and with all other applicable provisions of Ordinance No. 348, based on the approval of Change of Zone No. 7796.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence Area;
 - b. A Fault Zone;
 - c. A Tribal Land;
 - d. An Agriculture Preserve;
 - e. A WRCMSHCP Criteria Cell;
 - f. A High Fire Area; or,
 - g. A 100-year flood plain, an area drainage plan, or dam inundation area.

3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District;
 - b. The Lake Hemet Water District;
 - c. The City of Hemet sphere of influence;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - e. Zone B Mt. Palomar Observatory Area.

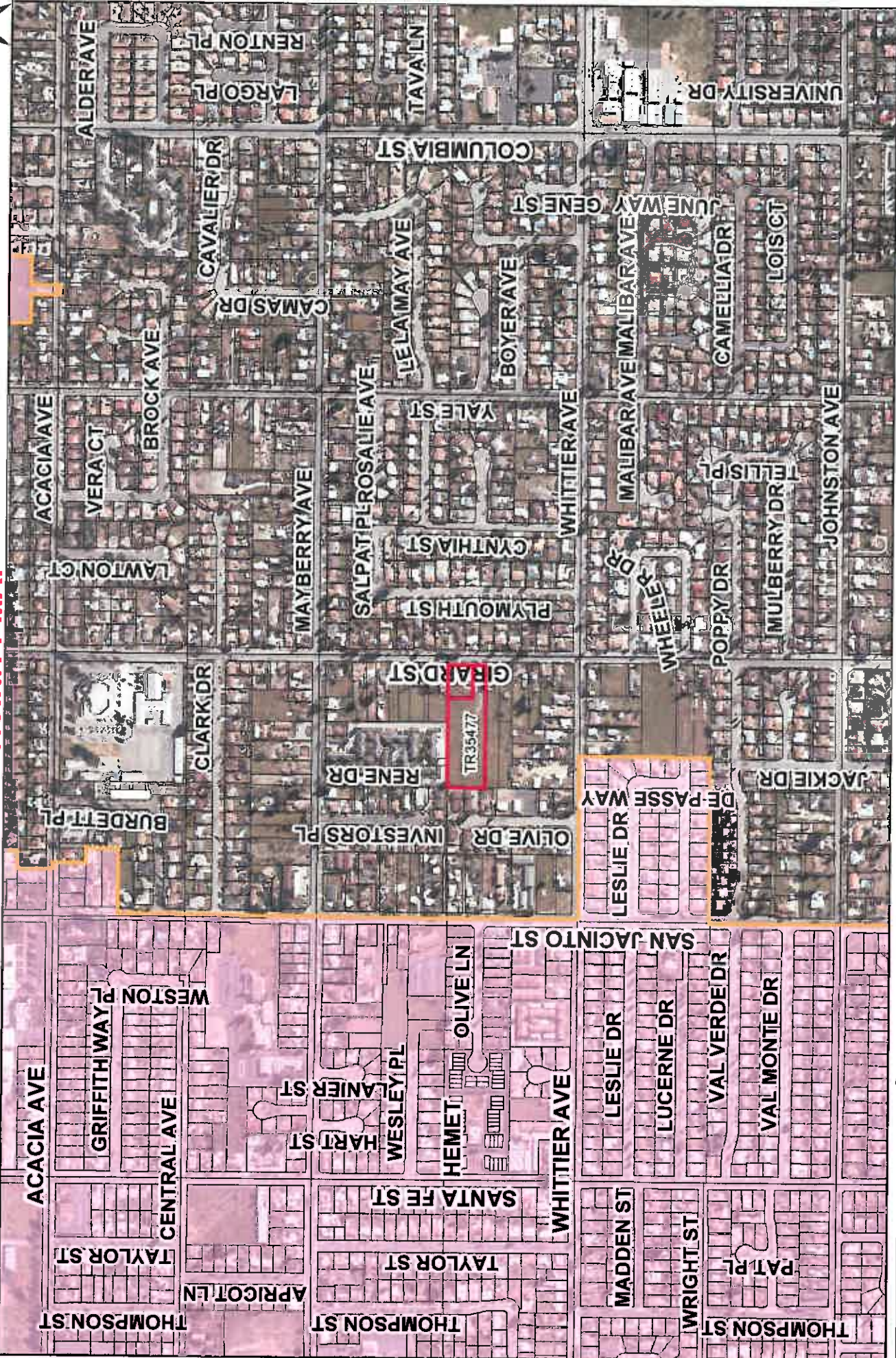
4. The subject site is currently designated as Assessor's Parcel Numbers 447-150-044 and 447-150-045

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR35477

VICINITY MAP

Supervisor Stone
District 3



0 335 670 1,340 Feet
Orthophotos Flown 2/11 (WR, CV), or 4/07 (REMAP, Blythe)
Printed by ledwards on 6/18/2014

1 inch = 667 feet



The City of Riverside assumes no warranty or legal responsibility for the accuracy of the information represented on this map as subject to updates, modifications and other sources should be queried for the most current information. Do not copy or reuse this map.

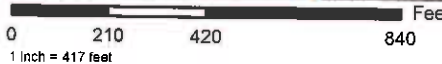
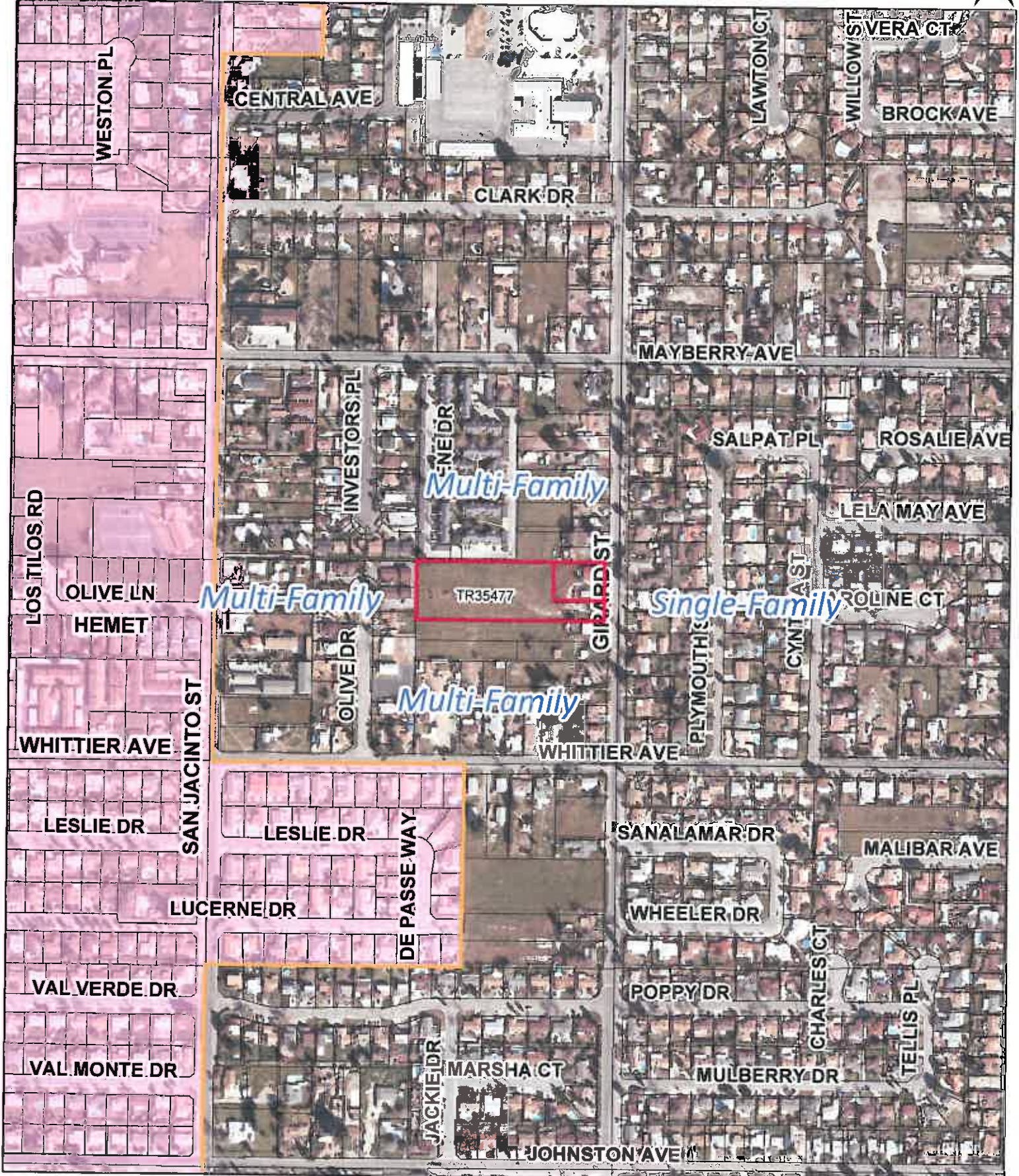
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR35477

LAND USE



Supervisor Stone
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by ledwards on 6/18/2014



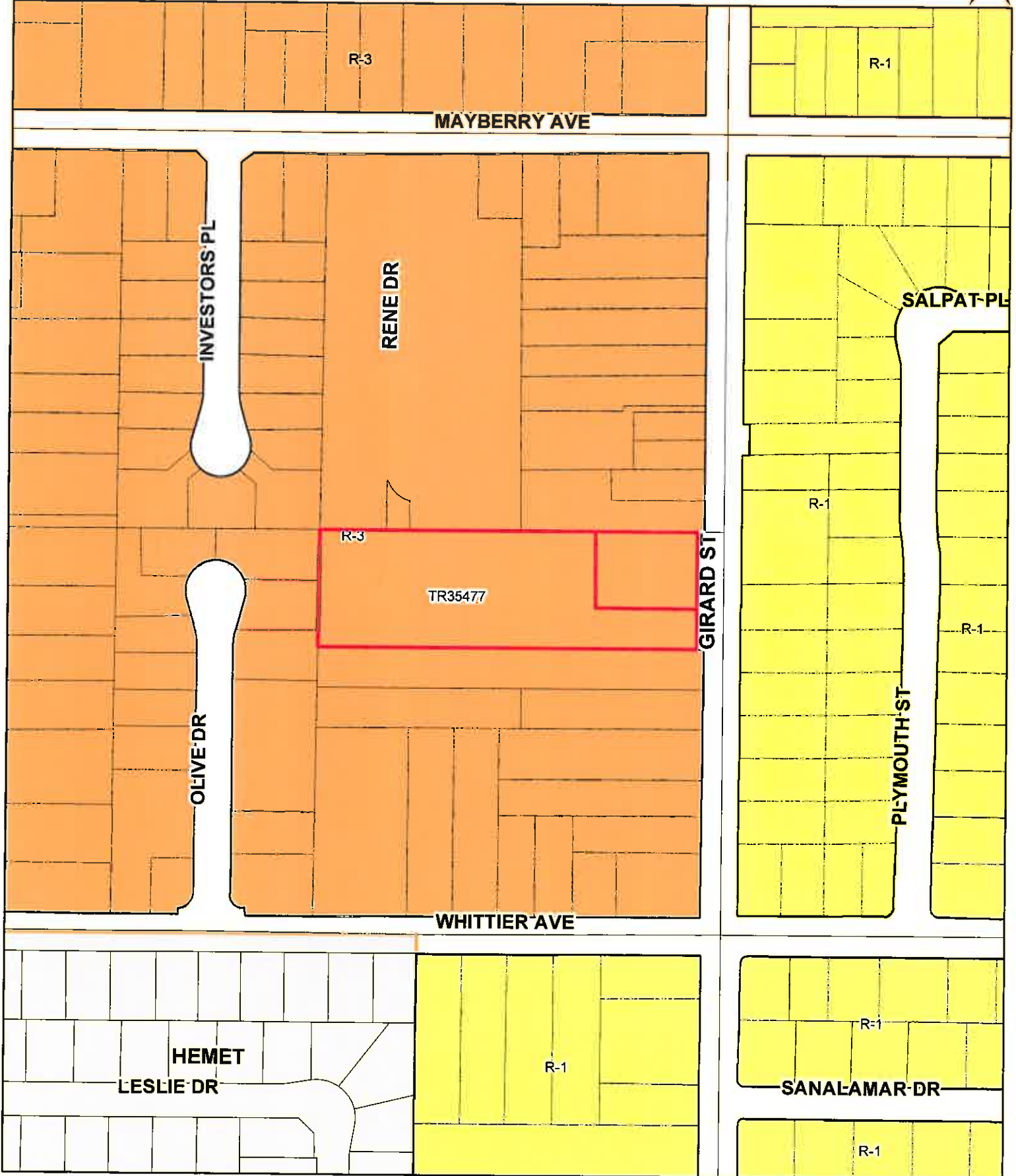
The County of Riverside assumes no warranty of legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR35477

EXISTING ZONING

Supervisor Stone
District 3



0 105 210 420 Feet
1 inch = 208 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by ledwards on 6/18/2014



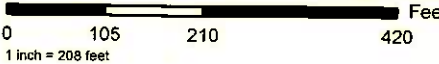
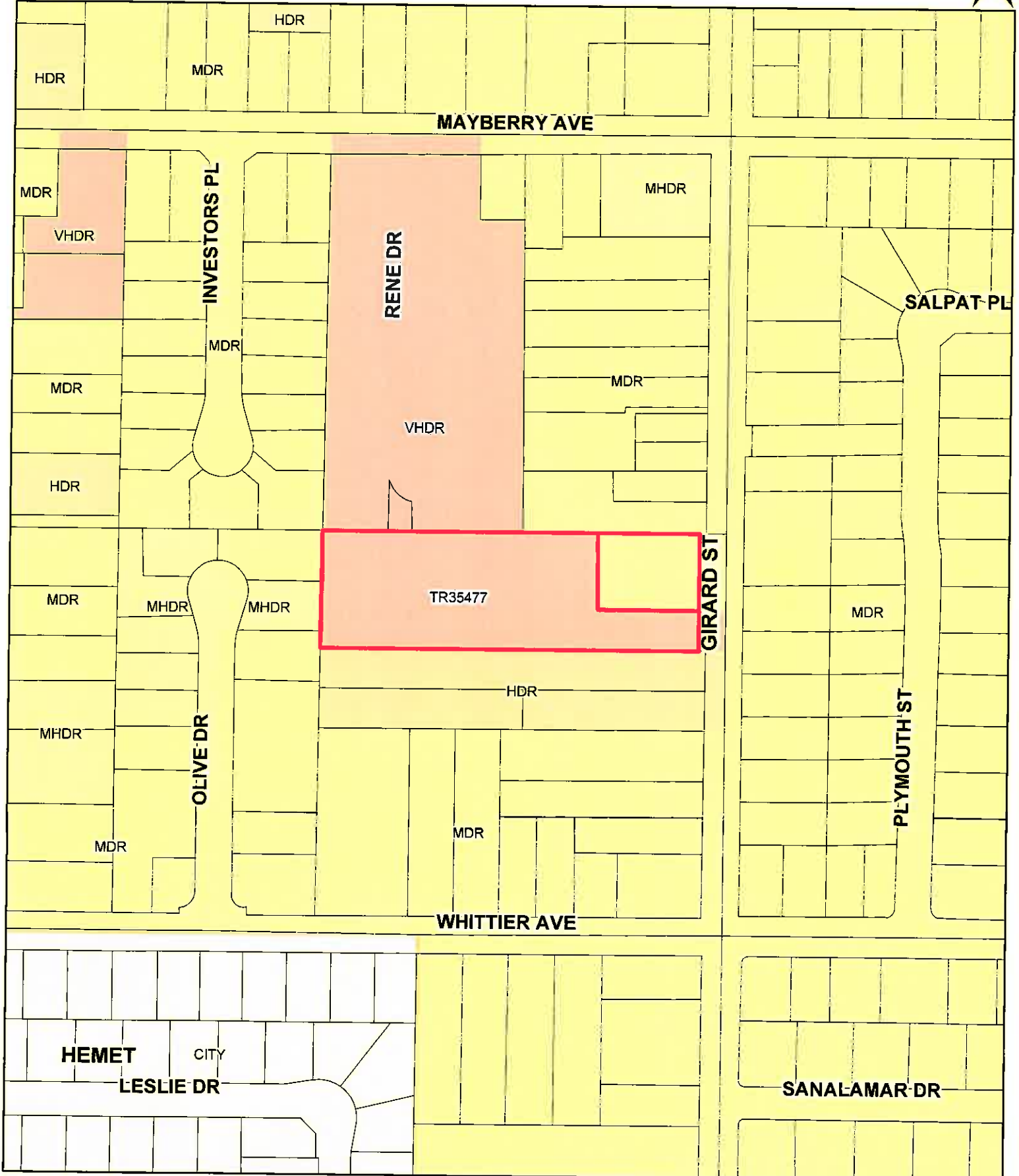
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR35477

EXISTING GENERAL PLAN

Supervisor Stone
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by ledwards on 6/18/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

LEGAL DESCRIPTION
 447-150-044-9 PARCEL 1 OF PM NO. 12464, IN THE ARE OF RIVERSIDE, ON FILE IN BOOK 68 PAGES 12-13, OF PARCEL MAPS, 447-150-045-9 PARCEL 1 OF PM NO. 12464, IN THE ARE OF RIVERSIDE, ON FILE IN BOOK 68 PAGES 12-13, OF PARCEL MAPS.

ASSESSOR PARCEL NUMBER
 447-150-044-6.005

APPLICANT/OWNER
 GB DEVELOPMENT INC.
 438 CASAS STREET
 SAN DIEGO, CA 92109

PROJECT INFORMATION:
 TRINITY BROS. CONDO'S PHASE 441 C-1
 CONSTRUCTION U-I-N
 ZONING: R3 RESIDENTIAL

LOT 1 GROSS LOT AREA: 20,411 SQ. FT. (47 ACRE)
LOT 2 GROSS LOT AREA: 66,789 SQ. FT. (2.22 ACRE)
TOTAL GROSS LOT AREA: 117,193 SQ. FT.

EXISTING DESIGNATION IS AS FOLLOWS:
 LOT 1: 447-150-044 IS ZONED AS R3 VHDR
 LOT 2: 447-150-045 IS ZONED AS R3 MDR

FOOT PRINT OF BUILDING:
 LOT 1 GROSS LOT AREA: 46,789 SQ. FT.
 TOTAL FOOT PRINT AREA: 28,152 S.F.

LANDSCAPE:
 LANDSCAPE AREA (included playground): 10419 S.F.
 POOL AREA: 2172 S.F.
 FRONT YARD: 5726 S.F.

TOTAL AREA: 18,740 S.F.

MULTIFAMILY CALCULATION TABLE PER ORDINANCE 348-PARKING FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT:

SINGLE BEDROOM OR STUDIO DWELLING UNIT:	1.25 SPACES/UNIT
TWO BEDROOM DWELLING UNIT:	2.25 SPACES/UNIT
THREE OR MORE BEDROOM DWELLING UNIT:	2.50 SPACES/UNIT

NO.	UNIT TYPE	NO. OF UNITS	SPACES PER UNIT	TOTAL SPACES
1	STUDIO	2	1.25	2.50
2	1-BEDROOM	2	2.25	4.50
3	2-BEDROOM	2	2.50	5.00
TOTAL				12.00

LOT 1 GROSS LOT AREA: 20,411 SQ. FT.
 447-150-044 IS ZONED AS R3 MDR

AREAS: 14217, TOTAL 2.1

TOTAL UNITS: 2

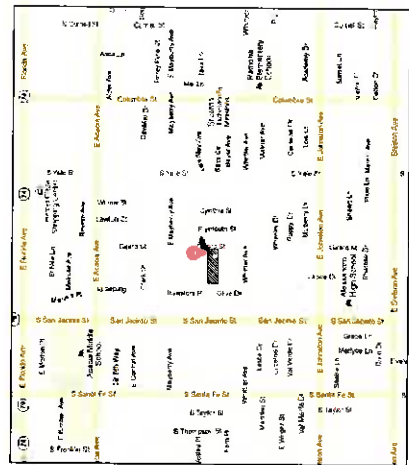
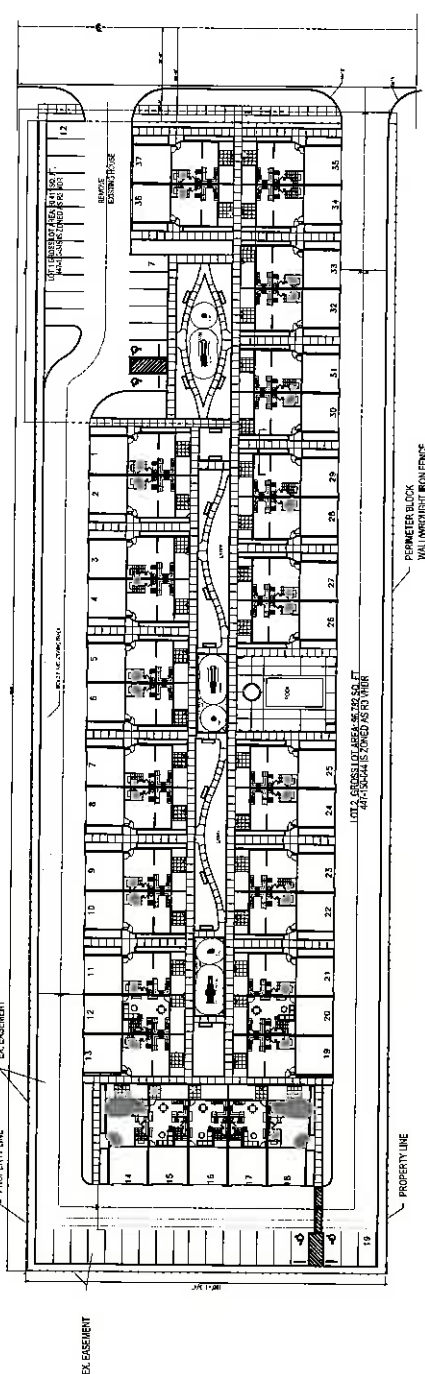
LOT 2 GROSS LOT AREA: 66,782 SQ. FT.
 447-150-044 IS ZONED AS R3 VHDR

AREAS: 18831, TOTAL 2.8

TOTAL UNITS: 52

TOTAL UNITS AT LOT 1 & 2: 54

TOTAL PARKING AT LOT 1 & 2: 112



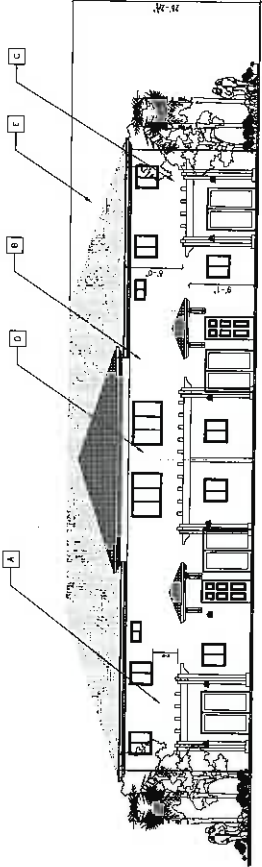
VICINITY MAP NO SCALE

CASE #: TR35477
EXHIBIT: A
DATED: 9/3/2012
PLANNER: L. EDWARDS

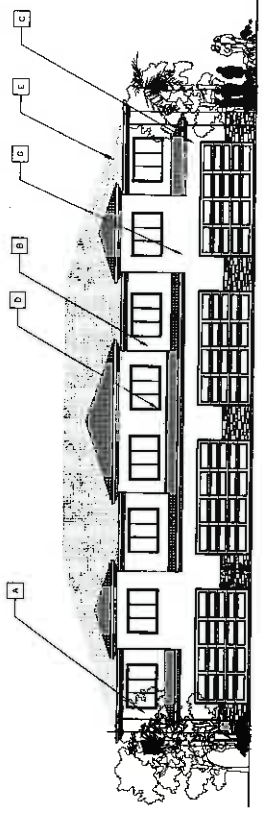


SHEET NO. A-05
 OF 05

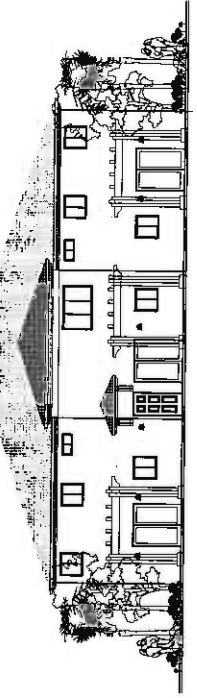
ELEVATIONS
 Sheet Number: A-05
 SHEET NO. OF 05



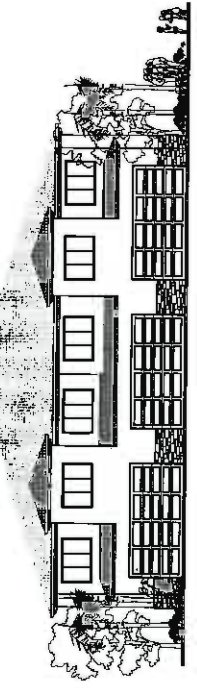
1 FRONT ELEVATION (4 UNITS)
 SCALE: 1/8" = 1'-0"



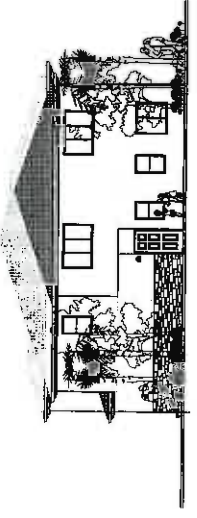
2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (3 UNITS)
 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

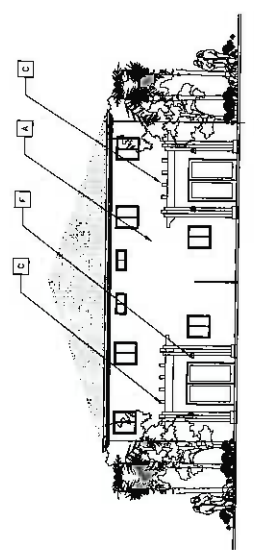


3 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

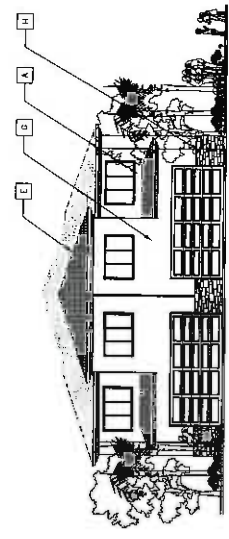
- A STUCCO BODY COLOR
DUNK EDWARDS
DESIGN COMPANY
- B STUCCO BODY COLOR
DUNK EDWARDS
DESIGN COMPANY
- C STUCCO BODY COLOR
DUNK EDWARDS
DESIGN COMPANY
- D WOOD TRUST
DUNK EDWARDS
DESIGN COMPANY
- E MULLION
DUNK EDWARDS
DESIGN COMPANY
- F ROOF TILE
EAGLE ROOFING
SUN AM BLENDE
- G OUTDOOR LIGHTING
HINKLEY LIGHTING SYSTEMS
OUTDOOR LIGHTING
DIMENSION 1250X1125X11

CASE #: TR35477
EXHIBIT: B
DATED: 9/3/2012
PLANNER: L. EDWARDS

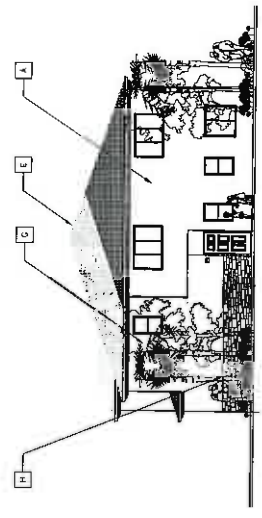
- A** STUCCO BODY COLOR
DANN EDWARDS
DEB18 Canyon Sand
- B** STUCCO BODY COLOR
DANN EDWARDS
DE514 Salt Flat
- C** STUCCO BODY COLOR
DANN EDWARDS
DE2111 Oak Brown
- C** WOOD TRUST
DANN EDWARDS
DPA22 FOURMATHER
- D** MULLION
DANN EDWARDS
ED574 THUNDERCLOUD
- E** ROOF TILE
EAGLEPROOFING
SAN JUAN BLEND
- F** OUTDOOR LIGHTING
HAWLEY LIGHTING 257 HAWBIR OUTDOOR
SOURCE: LUMINOUS SOURCE
DIMENSION: 16.23X11.12X11
- F** OUTDOOR LIGHTING
HAWLEY LIGHTING 257 HAWBIR OUTDOOR
COLOR: ANTIK BRONZE
DIMENSION: 16.23X11.12X11
- H** STONE/BRICK
EL DORADO STONE
MOUNTAINLEERE



1 FRONT ELEVATION (2 UNITS)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

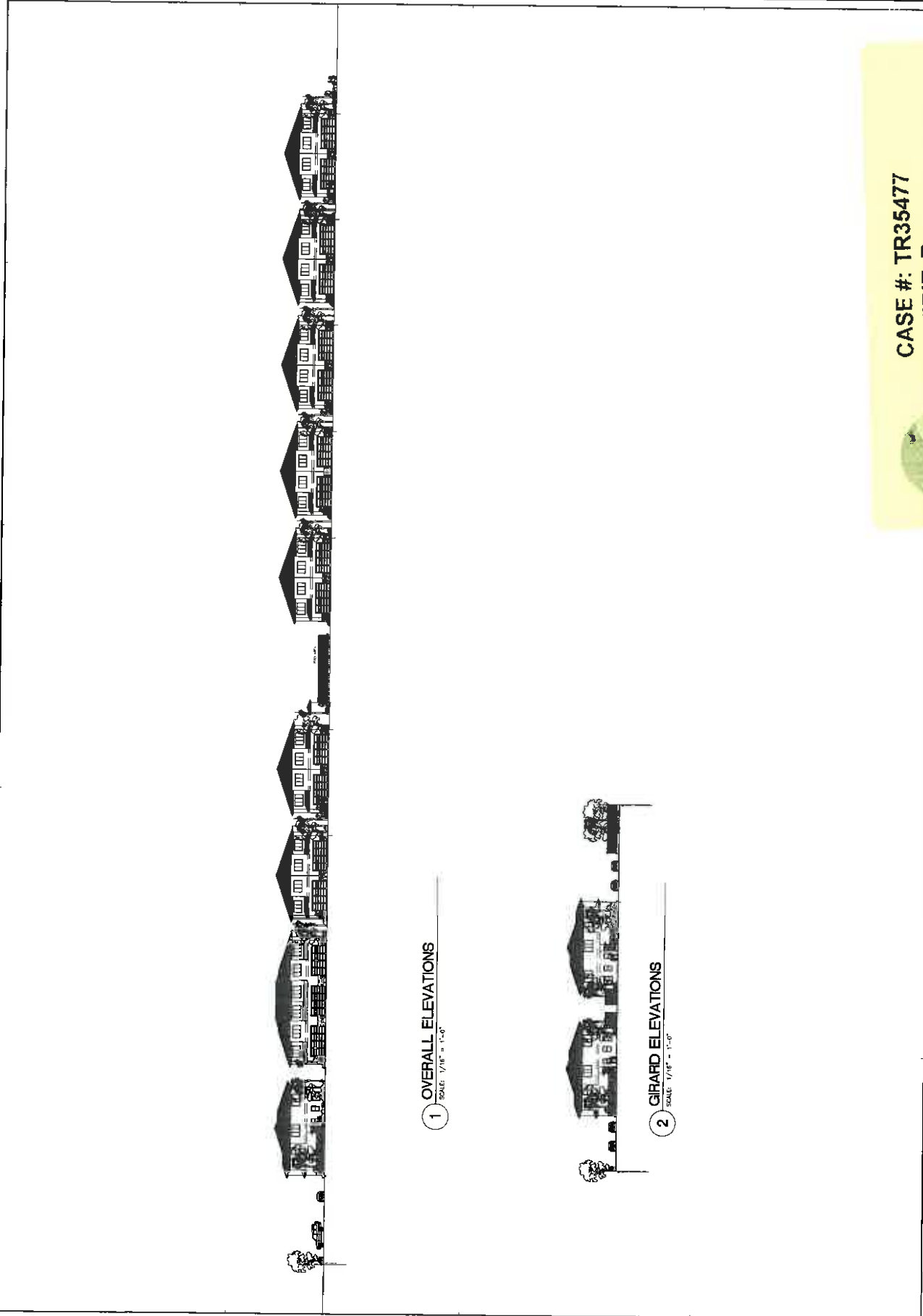
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EXHIBIT: B
DATED: 9/3/2012
PLANNER: L. EDWARDS

Date: 05/08/2013
 Drawn By: [Name]
 Checked By: [Name]
 Project Number: 103
 Date: 05-03-2012

GIRARD TOWNHOME
 26399 GIRARD STREET
 HEMET CA. 92545



Sheet Title: ELEVATIONS
 Sheet Number: A-07
 Sheet No. : 07 OF 08



1 OVERALL ELEVATIONS
 SCALE: 1/4" = 1'-0"

2 GIRARD ELEVATIONS
 SCALE: 1/4" = 1'-0"

CASE #: TR35477
EXHIBIT: B
DATED: 9/3/2012
PLANNER: L. EDWARDS



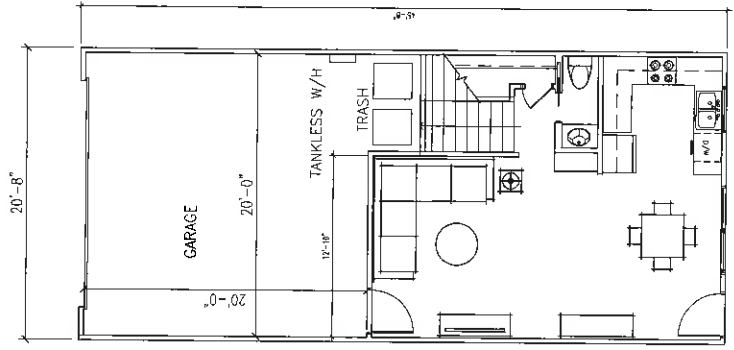
Issue Date:	06/09/2013
Revisions:	
Drawn By/Checked:	
Consultant:	
Project Number:	103
	09-03-2012

GIRARD TOWNHOME
 26399 GIRARD STREET
 HEMET CA 92545

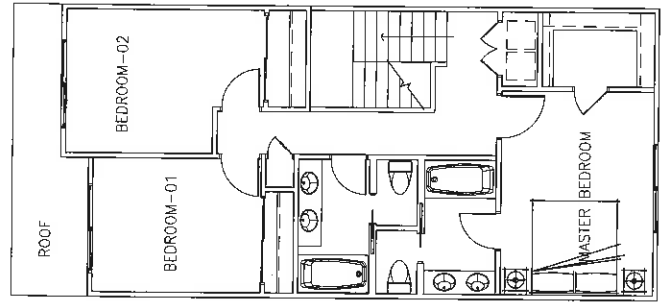


TITE
 CONSULTING, INC.
 444 S. 1ST ST.
 SUITE 100
 DENVER, CO 80202

Sheet Title: 3 BEDROOM
 Sheet Number: A-03
 SHEET NO. 1 OF 4 SHEETS



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CASE #: TR35477
EXHIBIT: C
DATED: 9/3/2012
PLANNER: L. EDWARDS

Issue Date	
By	
Revisions	
Drawn By/Checked	
Comments	
Project Number	08-01-2012

GIRARD COMPLEX
 26399 GIRARD STREET
 HEMET, CA. 92545



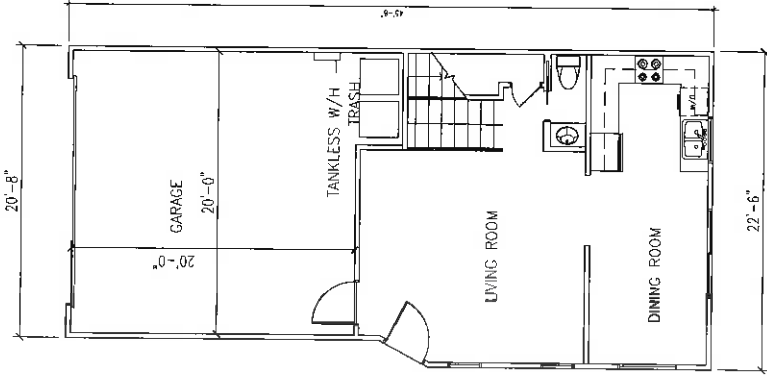
THE
 PROJECT ARCHITECTS
 1400 S. 10TH ST.
 SUITE 100
 DENVER, CO 80202

Sheet Title:

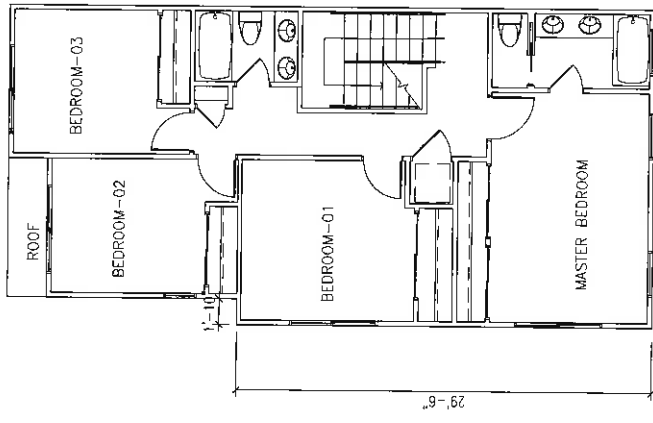
4 BEDROOM

Sheet Number:
 A-04
 of 04

DWT NO. :



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CASE #: TR35477
EXHIBIT: C
DATED: 9/3/2012
PLANNER: L. EDWARDS

DATE PLOTTED
 APRIL 15, 2013
 PROJECT
 2. HEMET CA 92545
 3. HEMET CA 92545

DATE
 APRIL 15, 2013
 PROJECT
 2. HEMET CA 92545
 3. HEMET CA 92545

DATE
 APRIL 15, 2013
 PROJECT
 2. HEMET CA 92545
 3. HEMET CA 92545



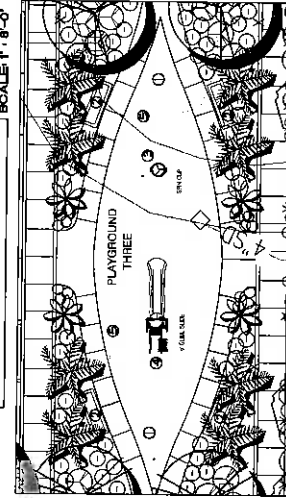
LUTTER DESIGN, INC.
 LANDSCAPE ARCHITECTS
 3645 BURR ROAD, SUITE 225
 HEMET, CALIFORNIA 92343
 P: (951) 924-4444
 F: (951) 924-4444



Sheet Title
 PLAYGROUND / RECREATION ENHANCEMENTS
 Sheet Number
 L-2
 OF
 SHEETS

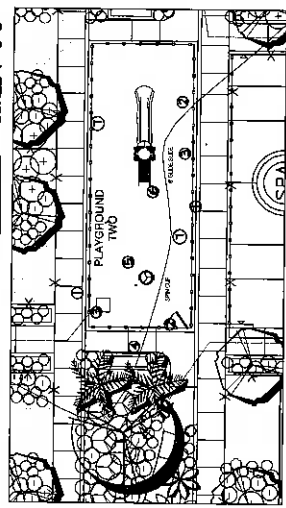
GIRARD TOWNHOME
 26399 GIRARD STREET
 HEMET CA. 92545

PLAYGROUND ONE
 SCALE: 1" = 8'-0"



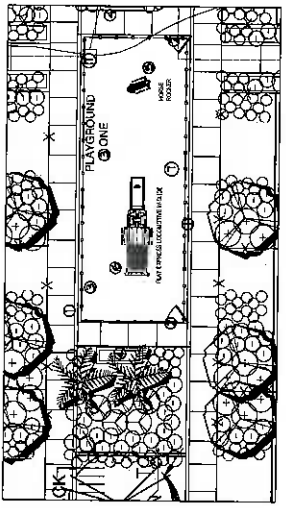
- HARDSCAPE LEGEND
- ① 5' HIGH WROUGHT IRON FENCING
 - ② 42" WIDE SELF-CLOSING GATES
 - ③ ENGINEERED FIBER PLAY SURFACING
 - ④ CONCRETE BENCH SEATING
 - ⑤ PLATWORLD SPIN CUP
 - ⑥ PLATWORLD HORSE ROCKER
 - ⑦ PLATWORLD EXPRESS LOCOMOTIVE
 - ⑧ 6' SAFETY ENVELOPE PER ADA REG'TN'TS.

PLAYGROUND TWO
 SCALE: 1" = 8'-0"



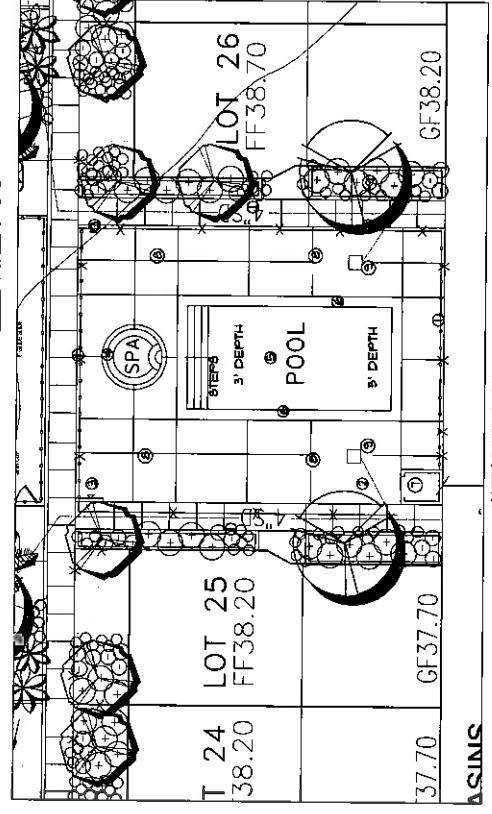
- HARDSCAPE LEGEND
- ① ENGINEERED FIBER PLAY SURFACING
 - ② CONCRETE BENCH SEATING
 - ③ PLATWORLD SPIN CUP
 - ④ PLATWORLD 6' GLIDE SLIDE
 - ⑤ 6' SAFETY ENVELOPE PER ADA REG'TN'TS.

PLAYGROUND THREE
 SCALE: 1" = 8'-0"



- HARDSCAPE LEGEND
- ① ENGINEERED FIBER PLAY SURFACING
 - ② CONCRETE BENCH SEATING
 - ③ PLATWORLD SPIN CUP
 - ④ PLATWORLD 6' GLIDE SLIDE
 - ⑤ 6' SAFETY ENVELOPE PER ADA REG'TN'TS.

POOL / SPA AREA
 SCALE: 1" = 8'-0"



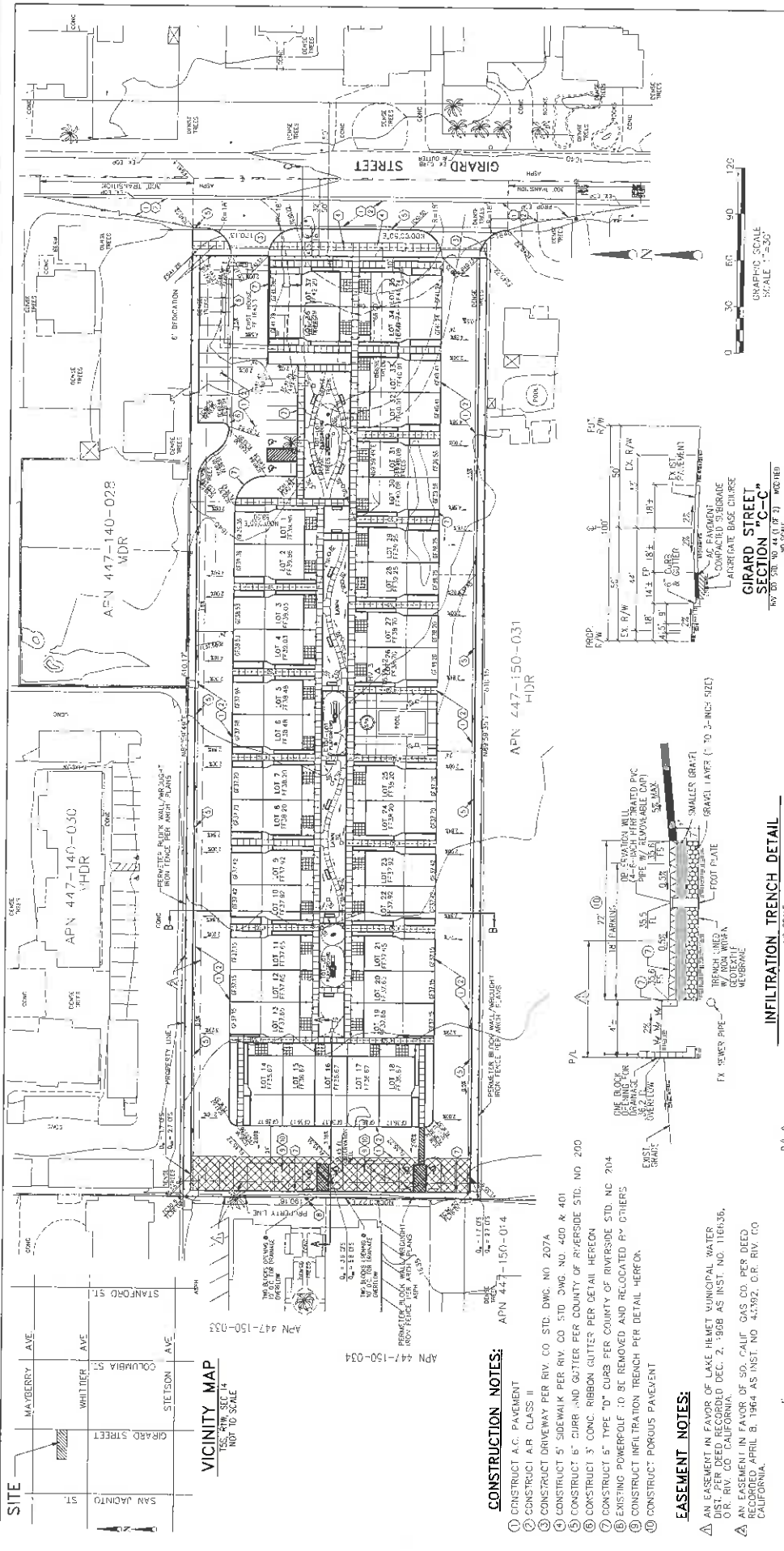
- HARDSCAPE LEGEND
- ① 5' HIGH WROUGHT IRON FENCING
 - ② 42" WIDE SELF LATCHING / CLOSING GATES
 - ③ FREESTANDING OUTDOOR POOL BUCKERS
 - ④ 8" DIA SPA W/ STEPS, HANDRAIL, SEATING
 - ⑤ 15"X36" POOL W/ STEPS & SAFETY HANDRAIL
 - ⑥ BULLNOSE SAFETY COPING - 18" WIDTH
 - ⑦ POOL EQUIPMENT ENCLOSURE
 - ⑧ POOL DECKING, PERMEABLE PAVING W/ CONC. BANDS
 - ⑨ DRAINAGE GRATES PER CIVIL'S PLANS (TYP)



CASE #: TR35477
 EXHIBIT: L
 DATED: 5/17/2013
 PLANNER: L. EDWARDS



CASE #: TR35477
EXHIBIT: G
DATED: 5/17/2013
PLANNER: L. EDWARDS



CONCEPTUAL GRADING PLAN

GIRARD TOWNHOMES
 TENTATIVE TRACT NO. 35477
 COUNTY OF RIVERSIDE, CALIFORNIA

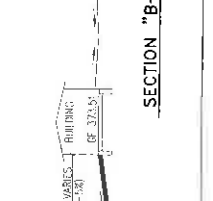
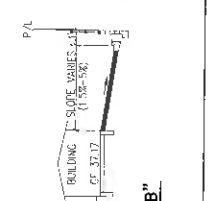
PREPARED FOR: LANDMARK ENGINEERING CORPORATION
 9443 GARDEN BLVD, SUITE 200
 LA BREA, CA 91031
 PH: (626) 263-0432
 FAX: (626) 263-0458

DATE: 5/17/13
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SECTION "B-B"
 NO SCALE

SECTION "A-A"
 NO SCALE

CONCRETE RIBBON GUTTER DETAIL
 NO SCALE



- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. PAVEMENT
 - CONSTRUCT A.B. CLASS II
 - CONSTRUCT DRIVEWAY PER CIV. CO. STD. DWG. NO. 2074
 - CONSTRUCT 5" SIDEWALK PER CIV. CO. STD. DWG. NO. 400 & 401
 - CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - CONSTRUCT 3" CONC. RIBBON GUTTERS PER DETAIL HEREON
 - CONSTRUCT 5" TYPE "D" CURBS PER COUNTY OF RIVERSIDE STD. NO. 204
 - EXISTING POWERPOLE TO BE REMOVED AND RELOCATED BY OTHERS
 - CONSTRUCT INFILTRATION TRENCH PER DETAIL HEREON
 - CONSTRUCT POROUS PAVEMENT

- EASEMENT NOTES:**
- AN EASEMENT IN FAVOR OF LAKE HEWET MUNICIPAL WATER DIST. PER DEED RECORDED DEC. 2, 1968 AS INST. NO. 116636, O.R. RIV. CO. CALIFORNIA.
 - AN EASEMENT IN FAVOR OF SO. CALIF. GAS CO. PER DEED RECORDED APRIL 8, 1964 AS INST. NO. 43762, O.R. RIV. CO. CALIFORNIA.

VICINITY MAP
 1/8" = 10' SCALE



NO.	REVISIONS	DATE	BY
1	FOR APPROVAL	5/17/13	[Signature]
2	FOR APPROVAL	5/17/13	[Signature]

TENTATIVE TRACT MAP NO. 35477
 COUNTY OF RIVERSIDE, CALIFORNIA
 GIRARD TOWNHOMES

SHEET 1 OF 2

LEGAL DESCRIPTION
 447-150-044, 3 PARCELS, 1 OF PM NO. 12484,
 PAGE 17-17, OF PARCEL MAP
 447-150-044-1, 2 PARCELS, 2 OF PM NO. 12484,
 PAGE 17-17, OF PARCEL MAP
 447-150-044-3, 1 PARCEL, 3 OF PM NO. 12484,
 PAGE 17-17, OF PARCEL MAP

SOURCE OF TOPOGRAPHY
 PHOTO GEODETIC CORPORATION
 111 CALIFORNIA STREET, #107
 SAN FRANCISCO, CALIF. 94102

ASSESSOR'S PARCEL NO.
 447-150-031
 447-150-032
 447-150-033

APPLICANT/OWNER
 LANDMARK ENGINEERING CORPORATION
 3441 CAMINO DEL RIO SOUTH, #204
 FOLSOM, CALIF. 95630

PREPARED BY
 LANDMARK ENGINEERING CORPORATION
 3441 CAMINO DEL RIO SOUTH, #204
 FOLSOM, CALIF. 95630

DATE PREPARED
 MAY, 2013

PROJECT INFORMATION:
 PROJECT NAME: GIRARD TOWNHOMES
 PROJECT ADDRESS: 28029 GIRARD STREET
 HEMET, CA 92343

PROPOSED DEVELOPMENT:
 PROPOSED USE: RESIDENTIAL
 ZONING: R-3
 LOT 1 GROSS LOT AREA: 20,418 SQ FT
 LOT 2 GROSS LOT AREA: 96,745 SQ FT
 TOTAL GROSS LOT AREA: 117,163 SQ FT

PROPOSED DEVELOPMENT:
 LOT 1: 447-150-044, 2 ZONED AS R3 HDR
 LOT 2: 447-150-044, 1 ZONED AS R3 HDR
 LOT 1: 447-150-044, 2 ZONED AS R3 HDR
 LOT 2: 447-150-044, 1 ZONED AS R3 HDR

PROPOSED DEVELOPMENT:
 PROPOSED DEVELOPMENT: 100% SINGLE-FAMILY RESIDENTIAL (SFR)
 TO BE BUILT ON LOTS 1 & 2 OF PARCEL MAP 447-150-031

ASSESSMENT/COMMUNITY FACILITIES DISTRICT, N/A
 FEAS ZONE: 4
 SCHEDULE: 1
 SCHOOL DIST: HEMET UNIFIED SCHOOL DISTRICT
 THIS MAP INCLUDES THE EXISTING CONTIGUOUS OWNERSHIP OF THE LAND PARTNER.

LIMITS:
 E: M-10
 S: 30' C&G R&G
 C&S: 30' C&G EDITION
 ELECTRIC: GREENE TELEPHONE
 TELEPHONE: GREENE TELEPHONE

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.
 2. AREA IS NOT SUBJECT TO SPECIAL STUDIES ZONE OR FLOOD HAZARD ZONE.
 3. NO KNOWN EXISTING WELLS IN THE PROPERTY.
 4. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED.
 5. NO EXISTING UTILITIES SHALL BE REMOVED OR ALTERED.
 6. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH ALL APPLICABLE REGULATIONS.
 7. PROJECT PROPOSER TO BEKE EXISTING HOUSE.
 8. EXISTING GARAGE TO BE REMOVED.

PREPARED BY:
 LANDMARK ENGINEERING CORPORATION
 3441 CAMINO DEL RIO SOUTH, #204
 FOLSOM, CALIF. 95630

DATE PREPARED:
 MAY, 2013

PROJECT ADDRESS:
 28029 GIRARD STREET
 HEMET, CA 92343

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 PROPOSED USE: RESIDENTIAL
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 PROPOSED DEVELOPMENT: 100% SINGLE-FAMILY RESIDENTIAL (SFR)
 TO BE BUILT ON LOTS 1 & 2 OF PARCEL MAP 447-150-031

ASSESSMENT/COMMUNITY FACILITIES DISTRICT, N/A
 FEAS ZONE: 4
 SCHEDULE: 1
 SCHOOL DIST: HEMET UNIFIED SCHOOL DISTRICT
 THIS MAP INCLUDES THE EXISTING CONTIGUOUS OWNERSHIP OF THE LAND PARTNER.

LIMITS:
 E: M-10
 S: 30' C&G R&G
 C&S: 30' C&G EDITION
 ELECTRIC: GREENE TELEPHONE
 TELEPHONE: GREENE TELEPHONE

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PREPARED BY:
 LANDMARK ENGINEERING CORPORATION
 3441 CAMINO DEL RIO SOUTH, #204
 FOLSOM, CALIF. 95630

DATE PREPARED:
 MAY, 2013

PROJECT ADDRESS:
 28029 GIRARD STREET
 HEMET, CA 92343

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 LOT 2 GROSS LOT AREA: 96,745 SQ FT
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 LOT 2: 447-150-044, 1 ZONED AS R3 HDR

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 PROPOSED DEVELOPMENT: 100% SINGLE-FAMILY RESIDENTIAL (SFR)
 TO BE BUILT ON LOTS 1 & 2 OF PARCEL MAP 447-150-031

ASSESSMENT/COMMUNITY FACILITIES DISTRICT, N/A
 FEAS ZONE: 4
 SCHEDULE: 1
 SCHOOL DIST: HEMET UNIFIED SCHOOL DISTRICT
 THIS MAP INCLUDES THE EXISTING CONTIGUOUS OWNERSHIP OF THE LAND PARTNER.

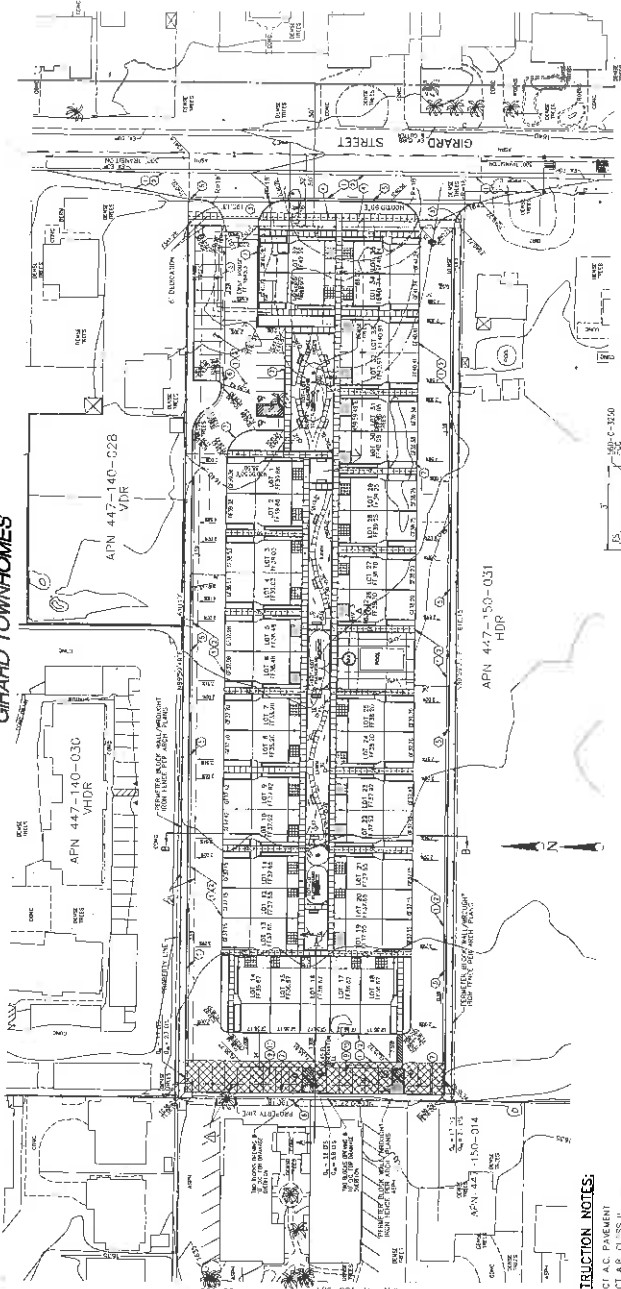
LIMITS:
 E: M-10
 S: 30' C&G R&G
 C&S: 30' C&G EDITION
 ELECTRIC: GREENE TELEPHONE
 TELEPHONE: GREENE TELEPHONE

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.
 2. AREA IS NOT SUBJECT TO SPECIAL STUDIES ZONE OR FLOOD HAZARD ZONE.
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 7. PROJECT PROPOSER TO BEKE EXISTING HOUSE.
 8. EXISTING GARAGE TO BE REMOVED.

PREPARED BY:
 LANDMARK ENGINEERING CORPORATION
 3441 CAMINO DEL RIO SOUTH, #204
 FOLSOM, CALIF. 95630

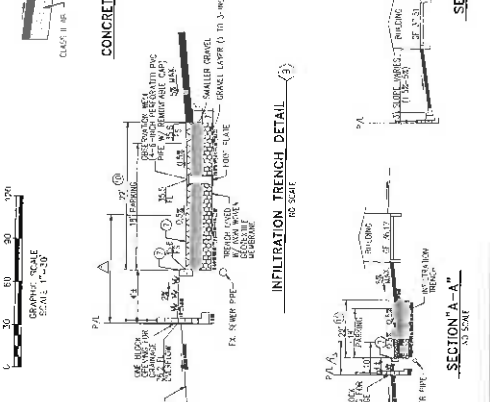
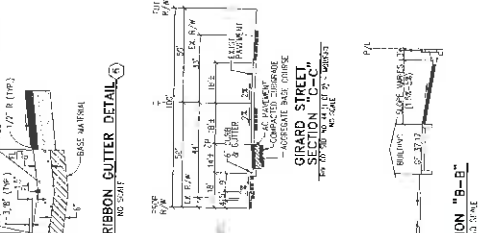
DATE PREPARED:
 MAY, 2013

PROJECT ADDRESS:
 28029 GIRARD STREET
 HEMET, CA 92343



LOT/BUILDING DATA:

LOT NO.	LOT SQ FT	BUILDING SQ FT
1	20,418	10,000
2	96,745	45,000
3	117,163	55,000
4		
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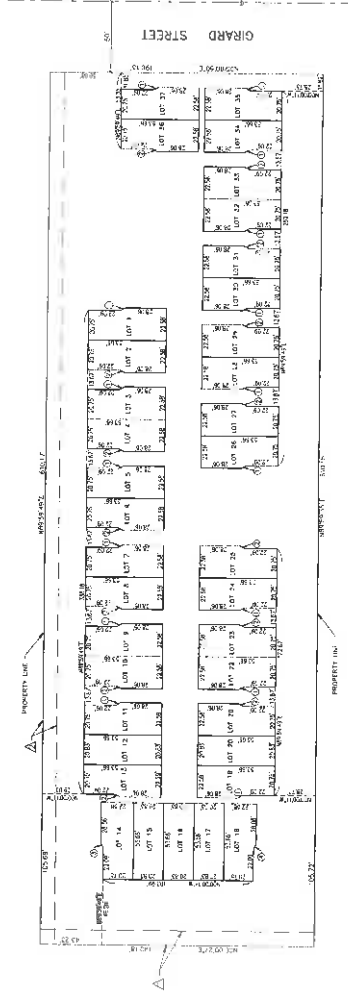


- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. PAVEMENT
 - CONSTRUCT A.P. CURBS
 - CONSTRUCT DRIVEWAY PER A.P. CO. STD. SPEC. NO. 207A
 - CONSTRUCT 12" CONC. AND CURBS PER A.P. CO. STD. SPEC. NO. 207A
 - CONSTRUCT 12" CONC. RIBBON GUTTER PER DETAIL
 - CONSTRUCT 12" CONC. RIBBON GUTTER PER DETAIL
 - CONSTRUCT 12" CONC. RIBBON GUTTER PER DETAIL
 - CONSTRUCT INFILTRATION TRENCH PER DETAIL HEREON
 - CONSTRUCT POROUS PAVEMENT
- CASEMENT NOTES:**
- ALL CASEMENT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.
 - ALL CASEMENT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.
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CASE #: TR35477
 Amd. 4
 DATED: MAY 2013
 PLANNER: L. EDWARDS

TENTATIVE TRACT MAP NO. 35477
 COUNTY OF RIVERSIDE, CALIFORNIA
 GIRARD TOWNHOMES

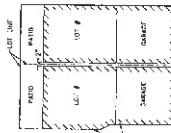


DATA TABLE

- ① 1001'x100' 3.07
- ② 1001'x100' 3.07
- ③ 1001'x100' 3.07
- ④ 1001'x100' 3.07

EASEMENT NOTES:

- △ AN EASEMENT IN FAVOR OF LAKE MEHET MUNICIPAL WATER, E.E. RIV. CO. CALIFORNIA.
- △ AN EASEMENT IN FAVOR OF S.O. CHIEF GAS CO. RUMBER, CALIFORNIA.



TYPICAL LOT/BUILDING LAYOUT

CASE #: TR35477
Amd. 4
DATED: MAY 2013
PLANNER: L. EDWARDS



DATE	DESCRIPTION	BY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41303
Project Case Type (s) and Number(s): Tentative Tract Map No. 35477
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Lisa Edwards, Project Manager
Telephone Number: (951) 955-1888
Applicant's Name: G8 Development Inc.
Applicant's Address: 7624 El Cajon Blvd. La Mesa, CA 91942

I. PROJECT INFORMATION

A. Project Description:

TENTATIVE TRACT MAP NO. 35477: Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes, 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure to be demolished.

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

C. Total Project Area: 2.69

Residential Acres: 2.69	Lots: 2	Units: 37	Projected No. of Residents: 137
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Open Space Acres: .43	Lots: N/A		
Other: N/A			

D. Assessor's Parcel No(s): 447-150-044, 447-150-045

E. Street References: The project site is situated in the lower portion of San Jacinto Valley Area Plan, approximately four miles east of Diamond Valley lake, less than one mile south of Highway 74, and between Mayberry Avenue and Whittier Avenue on Girard Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 14, Township 5 South, Range 1 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Site is primarily undeveloped with some existing vegetation. A single-family residence currently exists on the property which has been determined to have no significant historical value and is intended to be demolished. The Site is relatively flat with a slight downhill grade moving toward the west portion of the Site. The adjacent lands are developed with single-family and multi-family residential development. Vegetation on the Site consists of primarily typical, urban and exotic plant species.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The General Plan Land Use designation for the Site is Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre). The project proposes a condominium subdivision of 2.69 gross acres into 37 townhomes ranging for 3-4 bedrooms with unit sizes of 1,422 square feet. General Plan Table 1 (Land Use Designation Summary) states that single-family attached and multi-family dwellings are intended for the VHDR areas. The proposed project is consistent with the General Plan land use designation and all other applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area through the creation of 37 townhomes. No new roads will be required to provide adequate access and circulation for the Site. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within the Multiple Species Habitat Conservation Plan (MSHCP). The proposed project meets all other applicable Open Space element policies.
4. **Safety:** The proposed project is not located within a flood zone and is not located within a high fire area. The proposed project is not located within a fault zone or within ½ mile of a fault. The proposed project is in an area designated as having moderate potential for liquefaction and susceptible to subsidence. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for residential development and noise levels associated with the project are anticipated to be less than significant with mitigations incorporated. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project proposes 37 townhomes, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other Air Quality Element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre)

E. Overlay(s), if any: Not in a General Plan Overlay Area.

F. Policy Area(s), if any: Not in a General Plan Policy Area.

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** San Jacinto Valley Area Plan
- 2. **Foundation Component(s):** Community Development (CD) to the north, south, east, and west.
- 3. **Land Use Designation(s):** Community Development (CD) (14-20 Dwelling Units Per Acre) to the north, Community Development (CD) (8-14 DU/Acre) to the south, Community Development (CD) (2-5 DU/Acre) to the east, and Community Development (CD) (5-8 DU/Acre) to the west.
- 4. **Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: General Residential (R-3)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: General Residential (R-3) to the north, west, and south; One-Family Dwelling (R-1) to the east.

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,

have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

6/17/14

Date

Lisa Edwards

For Juan C. Perez, Interim Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The Project will not have a substantial effect upon a scenic highway corridor. The project site is situated in the lower portion of San Jacinto Valley Area Plan, approximately four miles east of Diamond Valley lake, less than one mile south of Highway 74, and between Mayberry Avenue and Whittier Avenue on Girard Street. The Riverside County General Plan indicates that the Site is not located within a designated scenic corridor. Development of the Project will not affect any scenic resources, as adjacent lands are being planned for similar residential development. The design of the Project will be compatible with the existing setting in the surrounding area and will have residential uses, and therefore, will have a less than significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The proposed project is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area. The project site is located 26.81 miles from the Mount Palomar Observatory. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of Riverside County. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. The project has been conditioned, prior to map recordation to create an Environmental Constraint Sheet that states lighting restrictions as required by County Ordinance No. 655 (COA 50.PLANNING. 20). All proposed outdoor lighting systems shall be in conformance with county Ordinance No. 655 which will mitigate the potential for interference with the nighttime use of Palomar Observatory to less than significant impact. These requirements are standard for properties within the boundaries of Zones A or B of Ordinance No. 655 and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels. The project has been conditioned to create an Environmental Constraints Sheet prior to map recordation to comply with the lighting standards of Ordinance 655 which are intended to reduce the effects of night lighting (COA 50. PLANNING. 20) which will mitigate the potential impact from glare or unacceptable light levels to less than significant. This is a standard condition of approval and is not considered

mitigation for CEQA implementation purposes. The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The amount of light that will be created is consistent with levels found in typical residential developments. The residential uses shall be buffered from the residential uses to the north by dense tree foliage and adjacent parking lot. In addition, due to the topography of the site and surrounding area, residential uses shall be screened to the west by hills. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is not located within a Farmland Designation; therefore, the project shall not 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. Therefore, there is no impact.

b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. The site's existing zoning, General Residential (R-3), would still allow for animal keeping such as Class I kennel use and would be compatible with the surrounding agricultural uses. Therefore, the impact is considered less than significant.

c) The project site is not located within 300 feet of agriculturally zoned property. In addition, although the project proposes residential uses, the site's existing zoning allows for keeping of animals such as a kennel. Therefore, the impact is considered less than significant.

d) The proposed project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Site is not located within 300 feet of agriculturally zoned property, therefore, potentially significant indirect impacts to off-site agricultural lands will not occur in that the adjacent lands are vacant or have rural residential development and are planned for similar residential development. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been vacant and undisturbed and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Air Quality and Greenhouse Assessment" prepared by Scientific Resources Associated, dated October 17, 2013

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

b) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The proposed project is consistent with the General Plan Land Use designations. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, the impact is considered to be less than significant.

c) The proposed residential subdivision is not anticipated to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, the impact is considered less than significant.

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

which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance through the incorporation of dust control measures which the project has been conditioned to implement during grading (COA 10.BS GRADE. 8) and which will mitigate impacts from fugitive dust to less than significant. This is a standard condition of approval and is not considered mitigation for CEQA implementation purposes.

f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Cell. A review was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site has had single-family buildings surrounding the Site for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impacts will be less than significant.

d-f) The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore the impacts will be less than significant.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the WRMSHCP, and all other policies that impact the site. The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

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

Source: On-site Inspection, Project Application Materials, "Phase I Archaeological Assessment for the Girard Street Properties" prepared Scientific Resource Surveys Inc. dated August 2007, "A Cultural Resource Assessment Update for the Girard Townhome Project" prepared by Brian F. Smith and Associates dated September 30, 2013, County Archeologist Review

Findings of Fact:

a & b) The recent surveys of the project site, described in the Phase II Cultural Resources Investigation, prepared Brian F. Smith and Associates, resulted in negative findings for significant historic resources. Therefore, it is not anticipated that the proposed project shall alter or destroy a historic site, nor will it cause substantial adverse change in the significance of a historical resource. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring required.

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

Source: Project Application Materials, "A Cultural Resource Assessment Update for the Girard Townhome Project" prepared by Brian F. Smith and Associates dated September 30, 2013, County Archeologist Review

Findings of Fact:

a) The Phase II Cultural Resources Assessment prepared by Brian F. Smith and Associates did not identify any significant historical resources on the property. The cultural resources study did not identify any significant archaeological resources existing on site. Although no identifiable resources were located above ground, the relatively high number of archaeological sites in the area suggests the potential for resources being discovered during the grading process. Therefore, the impact is considered less than significant.

b) The proposed project is located within an area that has historically had archeological resources. The project has been conditioned to have a qualified archaeologist retained to monitor the project grading and shall have the authority to halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60.PLANNING.5). The applicant shall provide the Planning Director evidence of a fully executed agreement with a curatorial facility acceptable to the County for treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native

American origin, found on the project for curation (COA 60. PLANNING. 5). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project site is not anticipated to have human remains on site based on the report prepared by Brian F. Smith and Associates. However, the project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (COA 10. PLANNING. 1) which will mitigate the potential impact to unknown human remains to less than significant. This is a standard condition and is not considered mitigation for CEQA implementation purposes.

d) There are no existing religious or sacred uses within the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the applicant shall comply with the condition of approval that outlines the directives upon discovery (10. Planning. 4).

Monitoring: Monitoring of the above measures shall occur pursuant to the associated Condition of Approval milestones, and Building and Safety plan check process.

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

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

Findings of Fact:

a) According to the Riverside County Land Information System (RCLIS) and review by the County Geologist, a portion of the project site is located in an area that is designated as having high (High A) potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval 60.PLANNING.4), which will not address the paleontological resources to less than significant. This is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

GEOLOGY AND SOILS Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS) and study, the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the nearest active fault to the site is about one mile northeast of the site. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS) and study, there is moderate potential for this site to be affected by seismically induced liquefaction. The Project Geological Study prepared by Earth-Strata stated the proposed structures will be supported by compacted fill and competent alluvium, with groundwater depth of over 100 feet. Therefore, the potential for earthquake induce liquefaction beneath the proposed structures is considered very low to remote due to the recommended compacted fill and relatively low groundwater level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to General Plan Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has extremely high ground-shaking risk and is expected to experience strong ground shaking during the design life of the project. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk which will mitigate the potential impact from ground shaking to less than significant. This requirement is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has a variety of slopes which range from 15 percent to a small portion that is greater than 30 percent. The project engineer performed a slope stability analysis which indicated that the natural slope and proposed graded cut and fill slopes are expected to be stable under static and pseudo-static conditions. Standard conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9) which will mitigate the potential impact on landslide risk to less than significant. This is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) The proposed project is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The results of the liquefaction report prepared for this Project indicated that settlement could occur induced by liquefaction and is covered by the mitigation for potential liquefaction. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact for non-liquefaction induced subsidence to less than significant. As UBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) The subject site is relatively flat with a gentle slope downhill towards the western portion of the site. The proposed grading will result in generally a flat landing that will slope 1-5% along the north and south property boundaries. Grading of the Site will meet the minimum engineering criteria. Therefore, the proposed grading will be considered to have less than significant impact.

b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, there is no impact.

c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) Grading and the loss of topsoil is necessary to create graded lots. Additional erosion protection may be required during the rainy season from October 1st to May 31st (COA 10.BS GRADE.7). Also, the project has been conditioned for all manufactured slopes greater than three (3) feet have been conditioned to require erosion control landscaping (COA 10. BS GRADE. 23). Compliance with these conditions will mitigate the potential impact on soil erosion or the loss of topsoil to less than significant. These are standard conditions of approval and are not considered mitigation for CEQA implementation purposes.

b) Based on the County Geologist and the Geology/Geotechnical study, the expansion potential of the onsite soils is considered very low and no special design provisions relative to expansive soils are needed. Additionally, a geotechnical soils report is conditioned prior to obtaining a grading permit which will review all soils, compaction and inspection reports (COA 60. BS GRADE. 4) which will mitigate the potential impact on soil expansion to less than significant. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

c) The proposed project will be connecting to the existing Lake Hemet Municipal Water District. There will be no use of septic tanks or alternate waste water disposal systems that would necessitate a review of the soils capability of supporting such uses. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) The project is designed to avoid drainages onsite and no channelization is proposed for any of the drainages. Further, all construction activities onsite will occur pursuant to the Storm Water Pollution Prevention Plan (SWPPP) that has been prepared for the subject parcel. After construction, the site shall be managed pursuant to the Project-Specific Water Quality Management Plan (WQMP) also prepared for the subject parcel. Compliance with these two plans will ensure that no activities

occurring on the site, during construction or after, result in significant changes to any water features due to deposition, siltation or erosion. Similarly, compliance with these two plans will also ensure that no project activities result in significant water erosion effects either onsite or offsite. Impacts related to water erosion will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The Project site lies within a moderate area of wind erosion. The Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.8) which will mitigate the potential impact from wind erosion to less than significant. This is a standard condition and therefore is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Application materials, "Air Quality and Greenhouse Gas Assessment" prepared by Scientific Resources Associates dated October 17, 2013

Findings of Fact:

a) Based on the results of the CalEEMod Model, the project would generate a total of 437 metric tons of CO2e emissions for operations. Adding the amortized construction emissions over 30 years, the results are an estimate of 447 metric tons of CO2e emissions. This level is below the SCAQMD's Tier 3 threshold of 3,000 metric tons of CO2e emissions for residential and commercial land uses. The project's GHG emissions would therefore be less than significant.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Very High Density Residential and Medium Density Residential) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- Conditions of Approval requiring compliance with the following additional GHG-reducing measures.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.
- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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?

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

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

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?

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The proposed project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. The proposed project is subject to these requirements. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered mitigation for CEQA implementation purposes.

b) The proposed project is not anticipated to 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. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Therefore, there is no impact.

d) There are no existing or proposed school sites located within one-quarter mile of the project. Also, the proposed project does not propose the transportation of hazardous materials, therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant. These are standard conditions and therefore are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, "Hydrology and Hydraulics Calculation for TR35477, Hemet, Riverside County, California" prepared by Landmark Engineering Corporation dated 12/17/13, "Project Specific Water Quality Management Plan" prepared by Landmark Engineering Corporation dated 10/15/13

Findings of Fact:

a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which will result in substantial erosion or siltation on- or off-site and will have a less than significant impact in that the Project's grading and drainage design has been developed to maintain the natural discharge patterns as much as practical. No flooding will occur due to development. No diversion is proposed. With the inclusion of infiltration trench as designed, the proposed project does not create or contribute any increased runoff water which would exceed the current capacity of existing storm water drainage systems.

b) The Project will not violate any water quality standards or waste discharge requirements and will have a less than significant impact in that it will be required to mitigate potential impacts through the implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control construction activities and a Water Quality Management Plan (WQMP) to address the post construction and the long term water quality treatment process.

c) Water service will be supplied by the Lake Hemet Water District. A will serve letter has been provided with the application materials and the project was transmitted to the Lake Hemet Water District for comment. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

d) The residential development that will be constructed on site as a result of the proposed development is not anticipated to significantly impact the creation or contribution of runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) The proposed project is not located within a 100-year flood zone or any other type of mapped flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Thus, the project will not cause adverse flooding effects on any housing.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. There is no specific threshold that would indicate what degree of decrease in impervious surface may be significant or not significant; however, with conditions to limit grading to the areas shown on the tentative map, and with these areas representing a small portion of the map area, the impact is considered less than significant.

c) The Project area is not located within a dam inundation area. Therefore no impact will occur.

d) The proposed project is not expected to change the amount of surface water in any body of water. The Project will affect the amount of surface water in the flood control facilities served by this Project

due to the expedited flow of water off the site. The project has been designed to reroute these flows on site but at a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Tentative Tract Map proposes a subdivision of 2.69 gross acres into 37 townhomes. This subdivision is consistent with the Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) land use designation and the land development trends in the surrounding area. The portion of the site designated as Community Development: Medium Density Residential (CD: MDR) encompasses the access drive and the pool area and are consistent with land uses set forth in the General Plan.

The Project is implemented by the Medium Density Residential land use designation, in the San Jacinto Valley Area Plan, which permits 2-5 Dwelling Units Per Acre. The Project proposes a 37-unit condominium subdivision which renders approximately 13 Dwelling Units Per Acre. However, the project is consistent with the zoning and General Plan land use designation.

The Project is located within the City of Hemet's sphere of influence. As of this writing, no response from the City of Hemet has been received.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

zoning?

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

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

Findings of Fact:

a) The proposed project is consistent with the standards for the General Residential (R-3) zoning. No impacts related to zoning will occur.

b) The site is surrounded by zoning which is similar and compatible the proposed project. The site is surrounded by different variants of one-family dwelling zones i.e. R-3, R-1. The surrounding zoning is consistent and compatible with the proposed project. No impact will occur.

c) The proposed project is surrounded by single-family and multi-family homes. There is an existing very high density residential community to the north of the project (off Mayberry Avenue), which is the same density as the proposed project. The project is proposing to consolidate two existing lots and create a condominium subdivision to develop 37 townhomes, 1,422 square feet in size ranging from 3-4 bedrooms, which is compatible with existing surrounding uses. No impact will occur.

d) The Tentative Tract Map proposes a condominium subdivision of 2.96 gross acres into townhomes, 1,422 square feet in size ranging from 3-4 bedrooms. The subdivision is consistent with the existing land use designation of Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre). It is also consistent with the land development trends in the area. This project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

29. Mineral Resources				
a) Result in the loss of availability of a known mineral	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13, GIS database

Findings of Fact:

a-d) The proposed project is located within an area designates as MRZ-3a: "Areas where the available geologic information indicates that mineral deposits are likely to exist". However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA A B C D

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

Findings of Fact:

a-b) The Site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the Project site to excessive noise levels; or within the vicinity of a private airstrip, that will expose people residing on the Project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Railroad Noise								
NA	A	B	C	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The Site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Highway Noise								
NA	A	B	C	D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Department of Environmental Health Industrial Hygienist review

Findings of Fact: The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the Site that will contribute a significant amount of noise to the Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials, Department of Environmental Health Industrial Hygienist review, “Noise Impact Analysis for the Girard Townhome Project Hemet, California” prepared by Roma Environmental dated 9/30/13

Findings of Fact:

a) Noise levels of up to 65 dBA CNEL are considered to be conditionally acceptable to the County of Riverside provided that a detailed analysis of the required noise reduction requirements is conducted. The County of Riverside Department of Industrial Hygiene requires that exterior noise levels not exceed 65 dBA CNEL/Ldn and that interior noise levels do not exceed 45 dBA CNEL/Ldn. Based on modeled future noise levels associated with Girard Street, exterior noise levels will exceed 65 dBA CNEL/Ldn at lots 34-37 under buildout traffic conditions. This would not be a significant impact because outdoor recreational areas are provided in other areas of the site that are not as affected by traffic noise.

b) Although the Project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after Project completion, the impacts are not considered significant. All noise generated during Project construction and the operation of the Site must comply with the County's noise standards set for in Riverside County Ordinance 847, which restricts construction (short-term) and operational (long-term) noise levels.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: To mitigate noise impacts during the project construction and within the building construction of individual residential units, the applicant shall comply with the condition of approval that outlines these specifics (10. Planning. 22).

Monitoring: The conditions of approval will be monitored by the Department of Building and Safety Permit Review Process and the Department of Public Health - Industrial Hygiene Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere. No displacement of existing housing will occur.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

- c) The project will not displace any people.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Safety Element

Findings of Fact: The Project area is serviced by the Riverside County Fire Department. Any significant affects will be mitigated by the payment of standard fees to the County of Riverside. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to fire services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact: The Site is serviced by the Riverside County Sheriff's Department. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Site. The

Project will not physically alter existing facilities or result in the construction of new facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to sheriff services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan and Hemet Unified School District correspondence, GIS database

Findings of Fact: The Project will not physically alter existing facilities or result in the construction of new facilities. The Project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact: Library services for existing residences on the Project site are provided by the Riverside County Public Library System. The Riverside County Public Library System requires development fees. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to library services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact: The use of the proposed 2.96-acre parcel will not cause an impact on health services. The Site is located within the service parameters of County health centers. The Project will not physically alter existing facilities or result in the construction of new facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to health services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact: Based on the Project's size, parkland fees will be paid instead of dedicating land for park purposes. As a result, the Project is in compliance with the County's local park code regulations and no significant impacts are anticipated. The proposed subdivision map is subject to the payment of Quimby Fees for the Community Service Area #69 (COA 50. Planning 9.).

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact: No County designated trails are proposed on the Site. However, an internal paseo system is proposed within this Project. The paseo shall be shown -on all grading plans and shall be included on the final site development plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Transportation Department Review

Findings of Fact:

a) The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c-d) The proposed project is not located within an Airport Influence Area and does not anticipate an increase in rail or waterborne traffic, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project has been conditioned to improve sidewalk, curb, and gutter along Girard Street to meet the requirements for County public right-of-way standards for new residential development. Additionally, a portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, the impact is considered less than significant.

g) During project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial. Therefore, the impact is considered less than significant.

h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements which will allow for access to the site. The project will have two points of access from an existing paved road off Girard Street via two driveways for ingress and egress. These two points of access will allow uninterrupted access for emergency vehicles to access the site. Therefore, the impact is considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact: The project will have no impact on bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Project will be served by the Lake Hemet Water District with existing water facilities pursuant to the arrangement of financial agreements. The Project will not physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of the Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to utility services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Site is located within the Lake Hemet Water District sewer services area. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This Project will be conditioned to comply with County Ordinance No. 659 which will mitigate the potential impacts to sewer services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The Project will not substantially alter existing or future solid waste generation patterns and disposal services. A review was completed by the Riverside County Waste Management Department on May 17, 2007, in which recommendations were made to reduce the project's potential solid waste impacts. These are standard conditions of approval and pursuant to CEQA are not considered mitigation. The Project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) Letters to the applicable servicing entities did not elicit any responses indicating that the Project will require substantial new facilities or expand facilities.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact: The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact: As noted in more detail in Section 7 above. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

“Air Quality and Greenhouse Assessment” prepared by Scientific Resources Associated, dated October 17, 2013

“Phase I Archaeological Assessment for the Girard Street Properties” prepared Scientific Resource Surveys Inc. dated August 2007

“A Cultural Resource Assessment Update for the Girard Townhome Project” prepared by Brian F. Smith and Associates dated September 30, 2013

Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

“Noise Impact Analysis for the Girard Townhome Project Hemet, California” prepared by Roma Environmental dated 9/30/13

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

Multiple Species Habitat Conservation Plan (Volume 1, Section 6.1.4).

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

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

VI. AUTHORITIES CITED

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

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TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule A condominium subdivision for construction of 37 townhomes on 2.96 acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 35477 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35477, Amended No. 4, dated 12/31/13.

FLOOR PLANS AND ELEVATIONS = Exhibit B dated 9/3/12, Exhibit C dated 9/3/12

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 LHMWD WATER AND SEWER SERVICE RECOMMND

Tract Map 35477 is proposing to receive potable water service and sanitary sewer service from Lake Hemet Municipal Water District (LHMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LHMWD as well as all other applicable agencies.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental
31751 Sandhill Lane
Temecula, CA 92591

Noise Study: "Noise Impact Analysis for the Girard Townhome Project, Hemet, California" dated September 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tentative Tract No. 35477 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 16, 2014 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule _ fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

10.FIRE. 3 MAP -AMD#5 EXHIBIT RECOMMND

ALL CONDITIONS ARE PER AMENDED #5 EXHIBIT DATED 12/31/13.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

TR 35477 is a proposal to subdivide 2.69 acres into residential lots in the San Jacinto area. The site is located north of Whittier Ave, south of Mayberry Ave and west of Girard St.

The site receives minimum offsite runoff. It shall be noted that the topography for this project drains to the west towards an existing development with little or no drainage infrastructure. This development would adversely impact downstream property owners by increasing the rate and volume of flood flows and impacting water quality. The lack of adjacent flood control facilities makes conventional mitigation difficult. An increased runoff basin appears infeasible. Substantial water quality features and site design will be required to mitigate both impacts.

The District has received the revised Preliminary Hydrology Report and a revised Preliminary Water Quality Management Plan on 8/14/08. The Hydrology Report submitted with

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

Amended 4 exhibits is an older version, the District comments are based on the report recieved on 8/14/08. The project proposes to drain onsite flows to the west to an infiltration trench. This proposed infiltration trench will mitigate for increase run off as well as water quality. Conceptually the drainage scheme is acceptable to the District, but the depth of porous concrete and gravel will have to be adjusted at improvement plan check per the back up calculations. It should be noted that the final project specific WQMP shall meet the current Municipal Seperate Storm Sewer System (MS4) permit requirements. A copy of the project specific WQMP shall be submitted to the District for review and approval upon issuance of permits or map recordation.

The site is located within the bounds of the Hemet Regional and the Salt Creek/North Hemet Area Drainage Plans (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 fees for this ADP's are \$5,134 and \$131 per acre respectively, the fees due will be based on the fees in effect at the time of payment. The fees are payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP INCREASED RUNOFF (cont.) RECOMMND

improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

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

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

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.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State 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 Public Resource 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 shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 MAP - PDA04527 RECOMMND

PDA4527 PHASE II ACCEPTED
INFORMATIONAL:

County Archaeological Report (PDA) No4527, submitted for this project (TR35477) was prepared by Brian F. Smith and Associates and is entitled: "A Cultural Resource Assessment Update for the Girard Townhome Project, TR35477, Riverside County, California", dated September 30, 2013.

According to the study, one historic structure (P-33-166490) was evaluated for significance. The evaluation revealed that the resource lacked integrity, architecturally distinguishing features, and associated subsurface deposits, as well as not being linked to any significant or historically important individuals. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA.

This study has been incorporated as part of this project,

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - PDA04527 (cont.) RECOMMND

and has been accepted.

10.PLANNING. 4 MAP - INADVERTENT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.