

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 11, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 774, CHANGE OF ZONE NO. 7258, and TENTATIVE TRACT MAP NO. 33688- (Mitigated Negative Declaration) – Applicant: James Rapp – Engineer/Representative: David Jeffers Consulting Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Road, and westerly of Lawson Road – 42.9 Acres - Zoning: Residential Agriculture - 2 and 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** The General Plan Amendment proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the current zoning from Residential Agriculture with a minimum lot size of 2 1/2 acres (R-A 2 1/2) to One-Family Dwellings with a minimum lot size of 12,000 sq. ft. (R-1-12,000). The Tentative Tract Map proposes a schedule A subdivision of 42.9 acres into 49 residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) park lot totaling .7 gross acres, one (1) 220 square foot landscaped lot, one (1) lot for fire access, three (3) open space lots totaling 18.2 gross acres, and one (1) lot totaling 1.06 gross acres for the installation of a detention basin.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40576**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Conference

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: Change of Zone No. 7258, General Plan Amendment No. 774, Tentative Tract

Map No. 33688

Page 2 of 2

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 774** amending the Land Use designation for the subject property from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum), in accordance with Exhibit #6, and based upon the findings and conclusion incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7258**, amending the zoning classification, for the subject property from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings – 12,000 square foot minimum lot size (R-1-12,000), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33688**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 1, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.5: GENERAL PLAN AMENDMENT NO. 774 / CHANGE OF ZONE NO. 7258 / TENTATIVE TRACT MAP NO. 33688** – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Rapp – Engineer/Representative: David Jeffers Consulting Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Lawson Road, easterly of Knabe Road, southerly of Stone Canyon Road, and westerly of Interstate 15 – 42.9 Acres - Zoning: Residential Agriculture - 2 and 1/2 Acre Minimum (R-A-2 1/2) - APN(s): 283-140-004, 006, 007, 008, 009, 010. (Continued from 7/23/08). (Legislative)

II. PROJECT DESCRIPTION

The General Plan Amendment proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the current zoning from Residential Agriculture with a minimum lot size of 2 1/2 acres (R-A 2 1/2) to One-Family Dwellings with a minimum lot size of 12,000 sq. ft. (R-1-12,000). The Tentative Tract Map proposes a schedule A subdivision of 42.9 acres into 49 residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) park lot totaling .7 gross acres, one (1) 220 square foot landscaped lot, one (1) lot for fire access, three (3) open space lots totaling 18.2 gross acres, and one (1) lot totaling 1.06 gross acres for the installation of a detention basin.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Nicole Berumen, at 951-955-0545 or e-mail nberumen@rctlma.org.

The following spoke in favor of the subject proposal:

Dave Jeffers, Applicant's Representative

The following spoke in opposition of the subject proposal:

Cheryl Kendall, Neighbor, 9195 Stone Canyon Road, Corona, California 92888

The following did not wish to speak but would like to be recorded as in opposition of the subject proposal:

Dyana Bledsoe, Neighbor, 9300 Hunt Road, Corona, California 92883

No one spoke in a neutral position of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40576, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 1, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/1/08
AGENDA ITEM NO. 5.5 PAGE 2

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 774** amending the Land Use designation for the subject property from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum), in accordance with Exhibit #6, and based upon the findings and conclusion incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7258**, amending the zoning classification, for the subject property from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings – 12,000 square foot minimum lot size (R-1-12,000), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33688**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Nicole Berumen
Planning Commission: October 1, 2008
Continued From: July 23, 2008

General Plan Amendment No. 774
Change of Zone No. 7258
Tentative Tract Map No. 33688
E.A. Number: 40576
Applicant: James Rapp
Engineer/Rep.: David Jeffers Consulting Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

The following modifications occurred since the October 1, 2008 Planning Commission Hearing:

The Landscape Manual, Exhibit "L", has been modified to include a tot lot in the proposed park located at Lot 50.

COA 10. Planning. 22 Map- Single Story Homes, has been deleted.

COA 10. Planning. 24 Map- View Fencing, has been modified:
Lots numbered 10, 11, 12, 23, 24, 28 through 49 shall be required to have a view fence made of non metallic materials located along the rear yard property line.

COA 10. Planning. 26 Map- Single Story Lots 32-47, has been added:
On the northerly boundary of the TENTATIVE MAP, Lots 32-47, there shall be a minimum of three (3) lots with a single story product type.

COA 50. Planning. 36 Map- CC&R Res Yard & Bldg Light, has been added:
The project proponent/applicant shall be required to submit CC&R's for review and approval by County Counsel regarding the standards and maintenance of individual property owner pole light fixtures.

COA 50. Planning. 37 Map- Gravity Sewer Line Lot
Prior to map recordation the gravity sewer line currently located under the driveway of lot 48 shall be removed from that location and placed within its own lot.

COA 80. Planning. 25 Map- Walls/Fencing Plans, has been modified:
The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. The plans shall show a view fence made of non metallic materials located on the rear property lines for lots numbered 10, 11, 12, 23, 24 and 28 through 49, as shown on Exhibit A.

COA 100. Planning. 1 Map- Submit Park Plan, has been added:
Prior to issuance of the 15th building permit within Tentative Tract Map no. 33688, park plans shall be submitted for Lot 50 designated as the park on the TENTATIVE MAP.

COA 100. Planning. 2 Map- Construct Park, has been added:
Prior to issuance of the 29th building permit within Tentative Tract Map no. 33688, the park designated as Lot 50 on the TENTATIVE MAP shall be constructed, fully operable and documentation providing evidence of a maintenance entity shall be provided.

The Transportation Department added the following conditions of approval 50. Trans. 41 "Map- Landscaping/Trails," 50. Trans. 42 "Map- Annex L&LMD/Other Dist.," and 90. Trans. 10 "Map- Annex L&LMD/Other Dist."

 4/2/09

General Plan Amendment No. 774
Change of Zone No. 7258
Tentative Tract Map No. 33688
E.A. No. 40576
PC Staff Report: October 1, 2008
Page 2 of 2

Environmental Health has added COA 10. E Health. 1 in response to the applicant's modification to propose gravity sewer, rather than a package treatment facility.

Agenda Item No.: 55
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Nicole Berumen
Planning Commission: October 1, 2008
Continued From: July 23, 2008

General Plan Amendment No. 774
Change of Zone No. 7258
Tentative Tract Map No. 33688
E.A. Number: 40576
Applicant: James Rapp
Engineer/Rep.: David Jeffers Consulting Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 774 proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum).

CHANGE OF ZONE NO. 7258 proposes to change the site's current zoning classification from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings - 12,000 square foot minimum (R-1-12,000), which allows for a minimum lot size of 12,000 square feet.

TENTATIVE TRACT MAP NO. 33688 proposes a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) 0.7 acre park, one (1) 220 square foot landscaped entry lot, one (1) fire access lot, three (3) open space lots totaling 18.2 gross acres, and one (1) 1.06 gross acre detention basin.

The proposed project is located in the Temescal Canyon Area Plan of the Western Riverside County, more specifically northerly of Lawson Road, southerly of Stone Canyon Drive, easterly of Knabe Road Trilogy Parkway, and westerly of Interstate 15.

FURTHER PLANNING CONSIDERATIONS:

Planning Commission on July 23, 2008

The proposed project was heard at the July 23, 2008 Planning Commission where input from the Planning Commission and public testimony identified the following issues with the proposed project:

1. Public outreach to neighboring developments:

The applicant has met with the California Meadows Homeowners Association and will be meeting with the Trilogy Homeowners Association. At the time of writing this staff report, the items discussed at these meetings and any additional issues raised by the homeowners are not available.

2. Access via the Southern California Edison Easement:

The applicant has provided the language of the recorded easement, as well as correspondence from Southern California Edison (SCE) for review.

3. The possibility of single story perimeter lots:

The applicant and property owners have considered the possibility of placing a requirement to construct only single story units on the exterior of the development; however the applicant's position is that such a requirement would be detrimental to the financial viability of the proposed project. There have been no modifications to the project to incorporate single story perimeter lots.

ARR 9/1/08

4. Change in fencing material from wrought iron to another material:

Condition of Approval 10. Planning. 24 "View Fencing" has been modified to eliminate the possibility of wrought iron and now reads as follows:

Lots numbered 10, 11, 12, 23, 24, 28 and 33 through 49 shall be required to have a two (2) foot pony wall with four (4) feet vinyl view fence with pilasters, with the option to modify the vinyl to allow plexi-glass view fencing, located on the rear property lines, as shown on Exhibit A.

Planning Commission March 7, 2007

The proposed project was first heard at the March 7, 2007 Planning Commission where issues of concern regarding the appropriateness of the proposed General Plan Amendment, lot sizes, grading, open space areas, and lack of landscaping plans were presented to the Commissioners to solicit direction. At the hearing, the applicant was advised to put all open space into separate lots, minimize grading, and submit landscape plans. The Planning Commission determined that the proposed General Plan Amendment to change the site's land use designation from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) would be compatible with surrounding single family residential uses and that the amendment was appropriate for the area based on the conclusions that it would not alter or conflict with the Riverside County Vision, a General Plan Principle, or result in a change in foundation component. The applicants were also advised by the Planning Commissioners to consider reducing the number of lots proposed. The proposed project was continued at the March 7, 2007 Planning Commission in order for the applicant to address the issues of concern as directed by the Planning Commission.

At the time of the hearing, the tract map proposed 50 lots; however, subsequent to the Planning Commission, revised exhibits were submitted and the tract map has decreased the number of lots to 49. The revised exhibits addressed the additional issues of concern in regards to grading and delineated open space areas as separate lots. Landscape plans were submitted and have been reviewed and approved by the Planning Department's Landscape Architects.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Single family residential and vacant land |
| 2. Surrounding Land Use (Ex. #1): | Single family residential uses to the north and west, single family residential on large lots and vacant land to the south and east, and Interstate 15 to the east. |
| 3. Existing Zoning (Ex. #3): | Residential Agriculture with a minimum lot size of 2 ½ acres (R-A-2½) |
| 4. Proposed Zoning: (Ex. #3): | One Family Dwellings (R-1-12,000 acre minimum) |
| 5. Surrounding Zoning (Ex. #3): | One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and west. |

- | | |
|------------------------------------|--|
| 6. Existing General Plan (Ex. #6): | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 7. Proposed General Plan (Ex: #6): | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) |
| 6. Project Data: | Total Acreage: 42.9 acres
Total Proposed Lots: 49 residential lots, 1 park, 2 open space lots, 1 detention basin
Proposed Min. Lot Size: 12,000 sq. ft.
Schedule: A |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40576**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 774** amending the Land Use designation for the subject property from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum), in accordance with Exhibit #6, and based upon the findings and conclusion incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7258**, amending the zoning classification, for the subject property from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings – 12,000 square foot minimum lot size (R-1-12,000), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33688**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One Family Dwelling – 12,000 square feet minimum (R-1-12,000) 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 clearly 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 Multi-Species Habitat Conservation Plan (MSCHP).

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 Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Temescal Canyon Area Plan.
2. The project proposes a General Plan Amendment to change the current land use designation from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum).
3. The proposed amendment from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum) does not involve a change or conflict:
 - (1) The Riverside County Vision – the proposed project conforms to the fundamental values stated in the RCIP Vision Chapter and in the Temescal Canyon Area Plan Vision Summary section.
 - (2) Any General Plan Principle – the proposed project will not change nor be in conflict with any of the General Plan's principles.
 - (3) Any Foundation Component designation in the General Plan – the project site's existing Rural Community Foundation Component will remain the same.
4. The proposed Amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them – the proposed project will not be detrimental to the purposes of the General Plan or the Temescal Canyon Area Plan. The proposed subdivision is consistent with the proposed Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) General Plan land use designation, the proposed zoning of One-family Dwellings (R-1-12,000), and is consistent with the surrounding land use designations, zoning classifications, and existing land uses. The proposed General Plan Amendment to Rural Community: Low Density Residential (1/2 Acre Minimum) will provide a buffer from the Community Development: Medium Density Residential (2-5 dwelling units per acre) to the north and the Rural Community Estate Density Residential (2 Acre Minimum) to the south.
5. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The General Plan Amendment is appropriate and a special condition exists due to the project site's location on a plateau. Due to the site's topography, views of the project site by Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) land uses to the south shall be obstructed. The Amendment is compatible with Community Development:

Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to the north and provides a transition between the land use densities to the north and south of the project.

6. The proposed residential subdivision with a minimum lot size of 12,000 square feet, is a permitted use in the proposed Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) designation.
7. The Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) land use designation allows for 10, 000 sq. ft. Minimum for projects adjacent to a Community Development Foundation with clustered units (TCAP, Table 1: Land Use Designations Summary).
8. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to the north and west and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south and east.
9. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
10. The proposed zoning for the subject site is One Family Dwellings – 12,000 square foot minimum lot size (R-1-12,000).
11. The proposed residential subdivision with a minimum lot size of 12,000 square feet, is a permitted use, subject to approval of a tentative tract map in the proposed One Family Dwelling – 12,000 square foot minimum (R-1-12,000) zone.
12. The proposed residential subdivision with a minimum lot size of 12,000 square feet, is consistent with the development standards set forth in the proposed One Family Dwelling – 12,000 square foot minimum (R-1-12,000) zone.
13. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and west.
14. Surrounding land uses include single family residential uses to the north and west, single family residential on large lots and vacant land to the south and east, and Interstate 15 to the east.
15. The proposed residential subdivision, with 12,000 square foot minimum lots, is consistent with the Schedule A map requirements of Ordinance 460, and with all other applicable provisions of Ordinance No. 460.
16. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

17. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The project was transmitted to the City of Corona for review on February 9, 2006. As of the writing of this staff report, no comments have been received from the City of Corona.
18. Environmental Assessment No. 40576 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hazards and Hazardous Materials
 - e. Hydrology/Water Quality
 - f. Transportation/Traffic
 - g. Utilities/Service Systems

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.

INFORMATIONAL ITEMS:

1. As of this writing the following letters has been received.
 - a. Letter of concern: Adam Fischer, Water Quality Control Board, dated June 5, 2008
 - b. Twenty two letters from neighboring property owners expressing comfort with the proposed project
 - c. Twelve letters signed by neighboring property owners consenting to clarification by the proposed project property owners.
 - d. Seventy three letters of concern for the proposed project from California Meadows residents (Only one letter has been included in the Staff Report Package, as all letters were previously provided to the Planning Commission at the July 23, 2008 hearing).
2. The project site is not located within:
 - a. A MSHCP Criteria Area or Cell;
 - b. A Specific Plan;
 - c. An Agricultural Preserve;
 - d. An Airport Influence Area;
 - e. A Redevelopment Area;
 - f. The Ord. 655 Mount Palomar Lighting Influence Area (46.51 miles);
 - g. The Stephen's Kangaroo Rat fee Area; or,
 - h. A Flood Zone.
3. The project site is located within:
 - a. The Community of Glen Ivy Hot Springs;
 - b. The City Sphere of Corona;
 - c. The Corona-Norco Unified School District;
 - d. A County Fault Zone;
 - e. The Elsinore Fault Zone; and,
 - f. A High Fire Area.

4. The subject site is currently designated as Assessor's Parcel Numbers 283-140-004, 006, 007, 008, 009, 010.

NB:rf

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Date Prepared: 4/8/08

Date Revised: 4/8/08

2
3 **RESOLUTION**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 774**

6 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
7 public hearing was held before the Riverside County Planning Commission in Riverside, California on
8 July 23, 2008, to consider the above-referenced matter; and,

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

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

16 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
17 Commission of the County of Riverside, in regular session assembled on July 23, 2008, that it has
18 reviewed and considered the environmental document prepared or relied on and recommends the
19 following based on the staff report and the findings and conclusions stated therein:
20

21 **ADOPTION** of the environmental document; and,

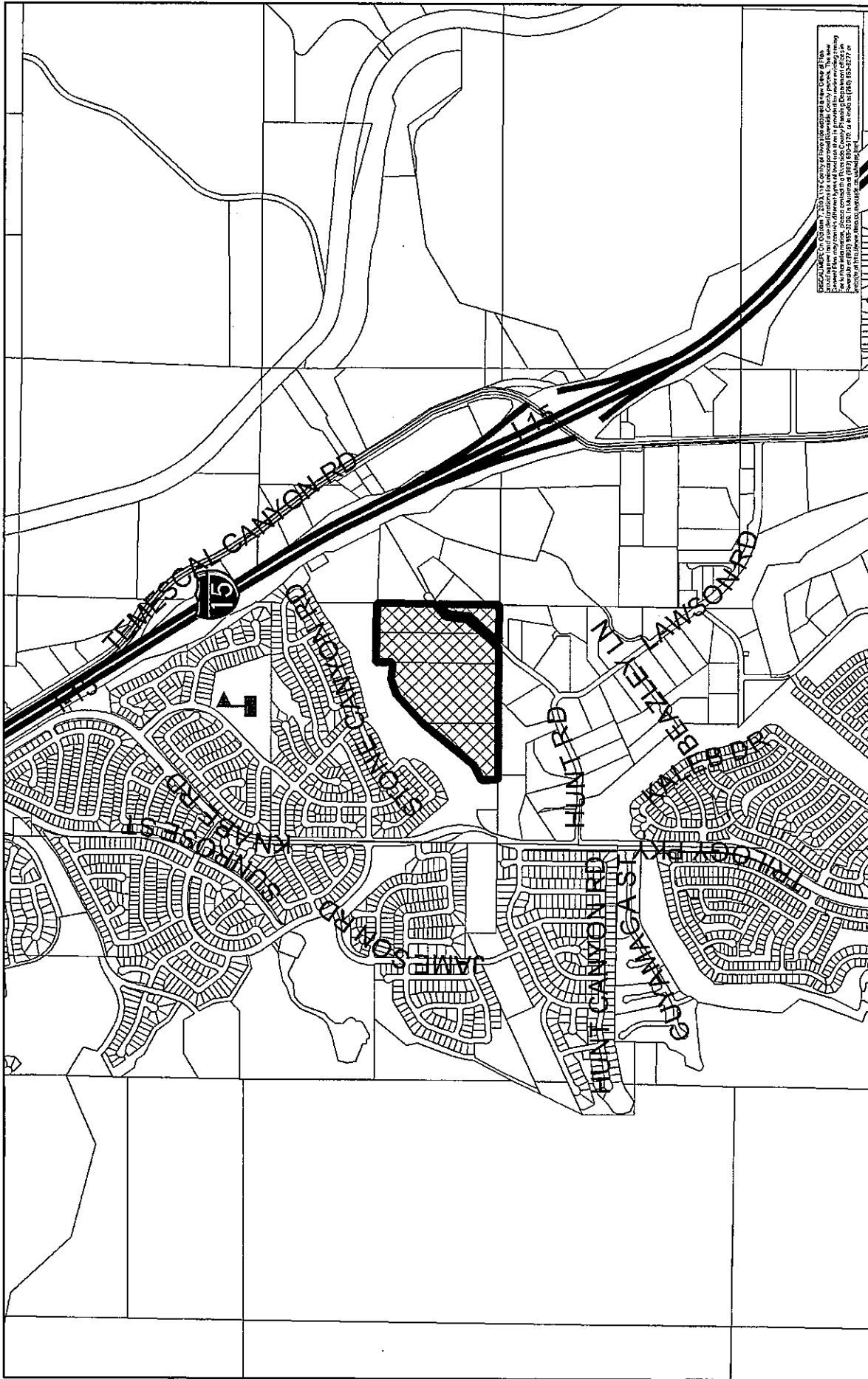
22 **ADOPTION** of General Plan Amendment No. 774.
23
24
25
26
27
28

Supervisor Buster
District 1

DATE DRAWN: 1/16/07

TR33688 VICINITY MAP

Planner: Jim Phithayanukarn
Date: 2/21/07
VICINITY MAP



RIVERSIDE COUNTY, CALIFORNIA. THE COUNTY HAS RECEIVED A NEW COVER OF THE
PUBLIC MAPS AND THE INFORMATION IS SUBJECT TO CHANGE. COUNTY PERMITS, THE NEW
MAPS WILL BE AVAILABLE TO THE PUBLIC IN THE COUNTY PERMITS DEPARTMENT OF 2007.
FOR THE LATEST VERSION, PLEASE CONTACT THE COUNTY PERMITS DEPARTMENT OF 2007 AT
1-951-253-1234. THE COUNTY PERMITS DEPARTMENT IS NOT RESPONSIBLE FOR THE
ACCURACY OF THIS INFORMATION. ANY CHANGES WILL BE POSTED TO THE WEBSITE.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Glen Ivy**
Area: **Glen Ivy**
Township/Range: **T4SR6W**
Section: **34**

ASSESSORS **283-14**
BK. PG. **THOMAS**
THOMAS **804 C4**
BROS.PG





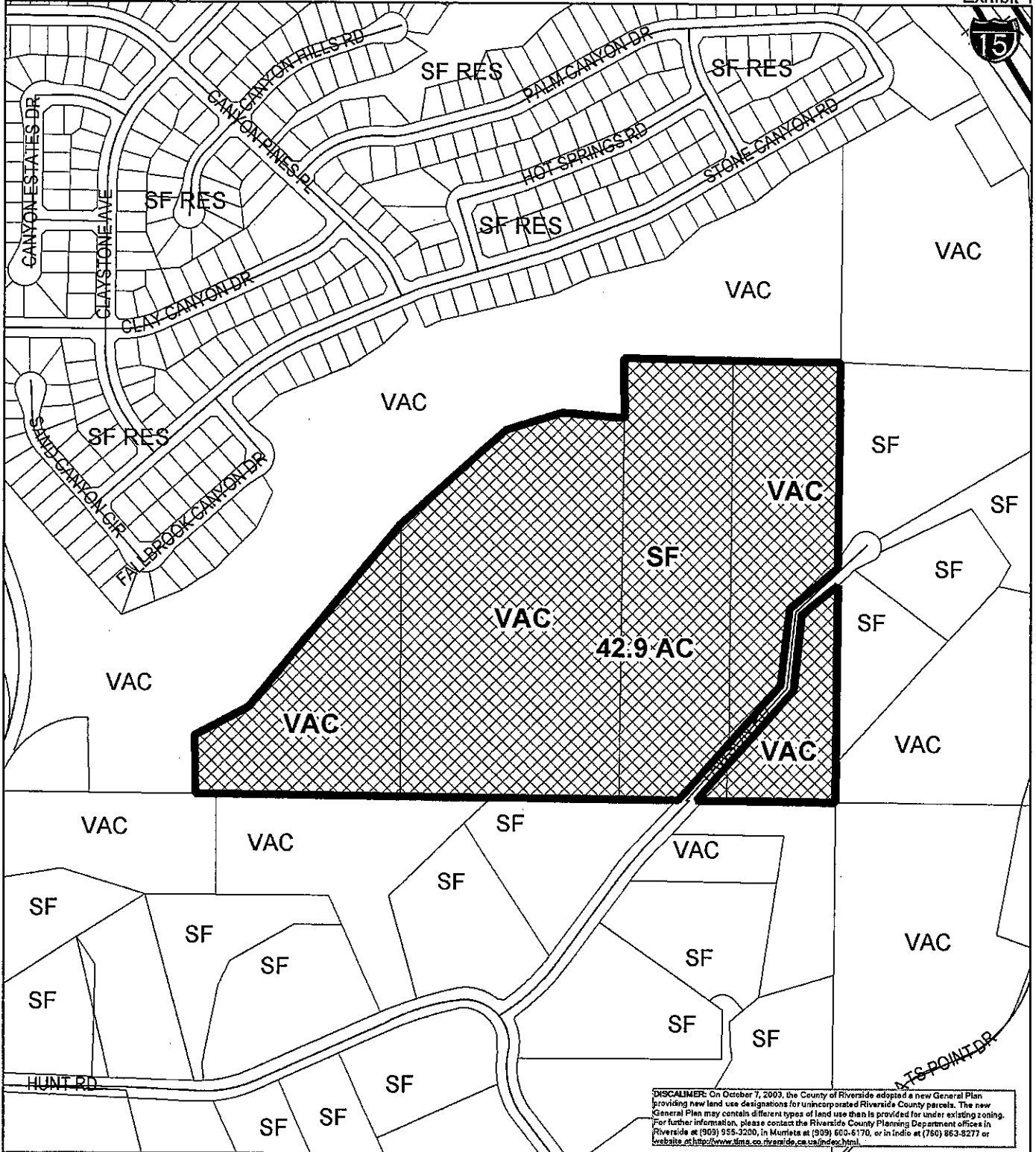
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Glen Ivy**
Township/Range: T4SR6W
SECTION: 34



ASSESSORS BK. PG. 283-14
THOMAS BROS.PG 804 C4





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) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.plans.ca.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Glen Ivy**

Township/Range: **T4SR6W**

Section : 34



ASSESSORS 283-14
BK. PG.
THOMAS 804 C4
BROS.PG

Feet

Supervisor Buster
District 1
Date Drawn: 4/09/08

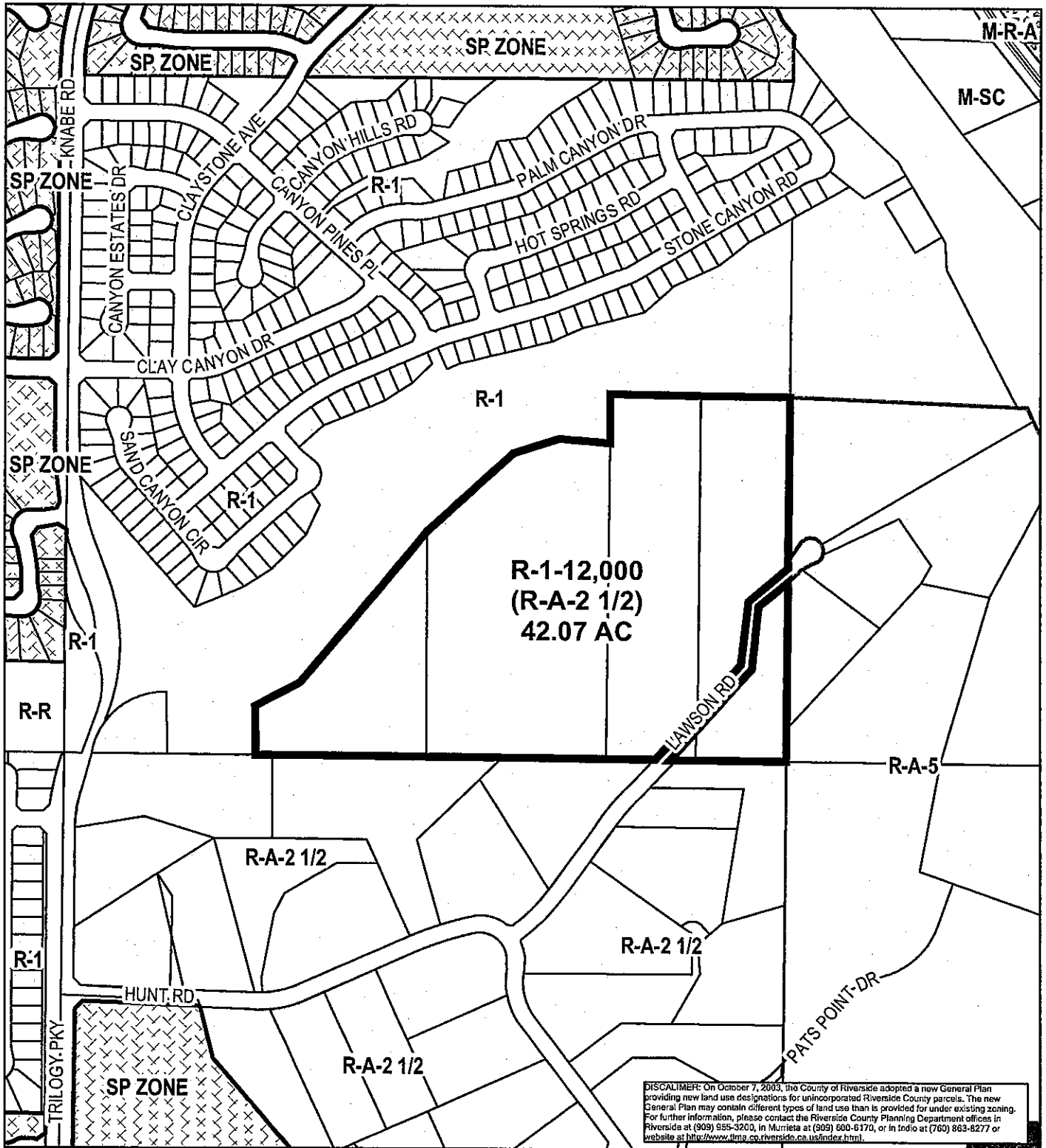
CZ07258 TR33688 GPA00774

Planner: Jim Phithayanukarn

Date: 4/16/08

Exhibit 3

PROPOSED ZONING



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.itmpa.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

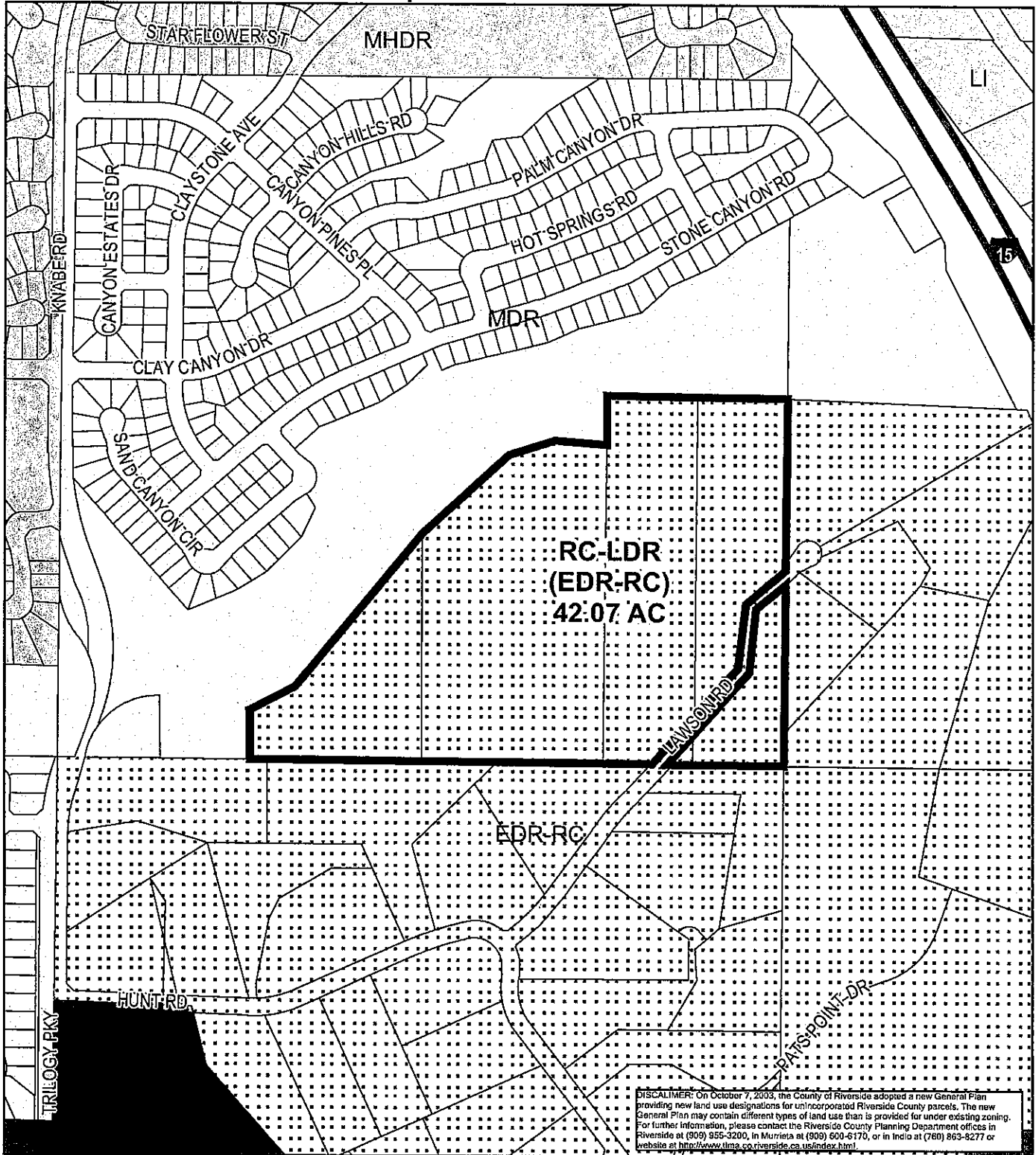
Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 34



Assessors
Bk. Pg. 283-14
Thomas
Bros. Pg. 804 C4



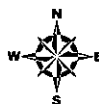
Proposed General Plan



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) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Glen Ivy
Township/Range: T4SR6W
Section : 34

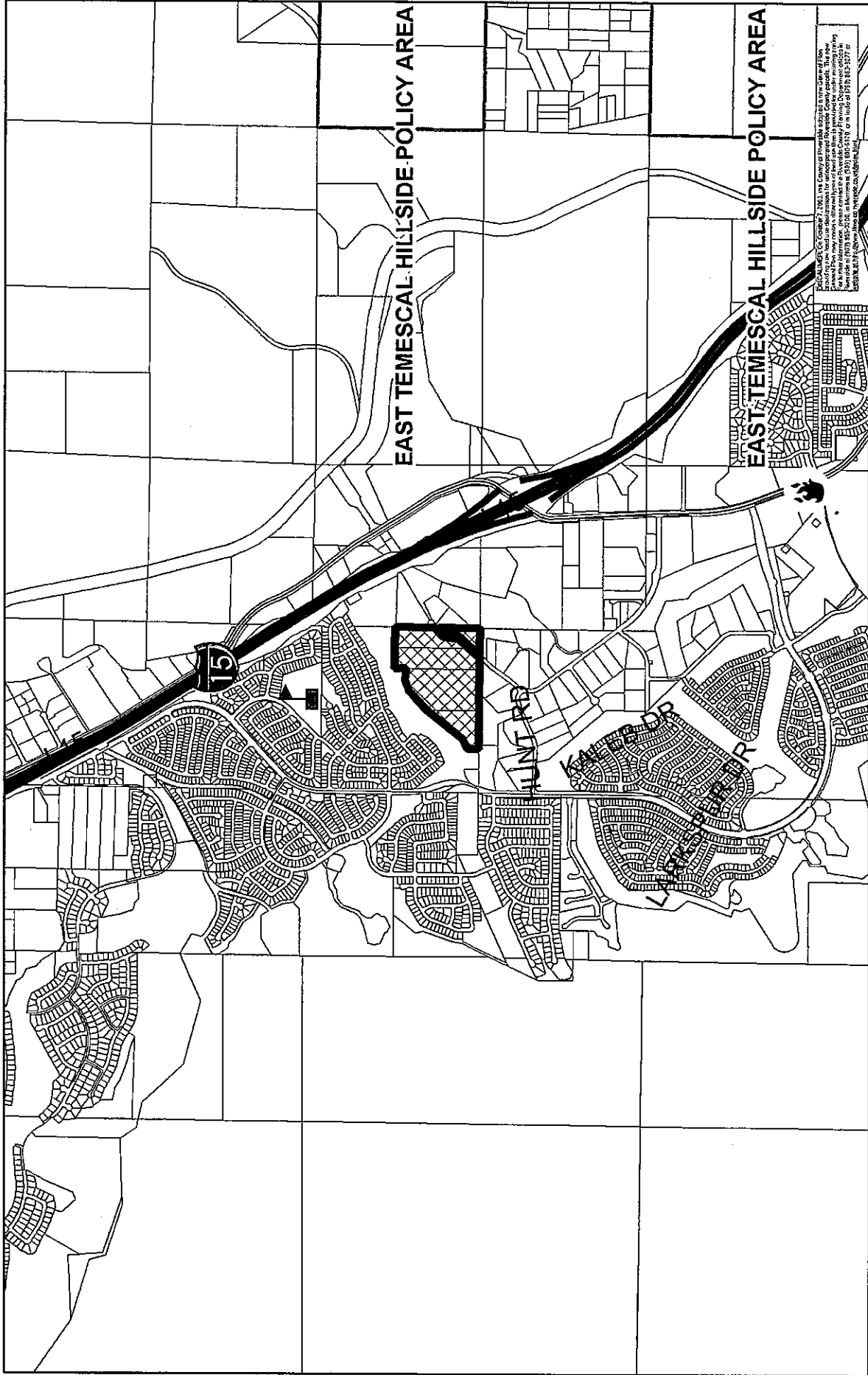


Assessors
Bk. Pg. 283-14
Thomas
Bros Pg. 804 C4

Supervisor Buster
District 1
DATE DRAWN: 1/18/07

TR33688 POLICY AREAS

Planner: Jim Phithayanukarn
Date: 2/21/07
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Glen Ivy**
Area: **T4SR6W**
Township/Range: **T4SR6W**
Section : **34**

ASSESSORS **283-14**
BK. PG. **THOMAS**
THOMAS **804 C4**
BROS.PG



RECALCULATED ON COUNTY 7, 2001. THE COUNTY OF RIVERSIDE RESERVED A STATE CLAIM OF EASEMENT IN THE TEMESCAL HILLSIDE POLICY AREA. THE COUNTY OF RIVERSIDE RESERVES THE RIGHT TO RECALCULATE THE POLICY AREA AT ANY TIME. THE POLICY AREA IS SUBJECT TO THE TEMESCAL HILLSIDE POLICY AREA. THE POLICY AREA IS SUBJECT TO THE TEMESCAL HILLSIDE POLICY AREA. THE POLICY AREA IS SUBJECT TO THE TEMESCAL HILLSIDE POLICY AREA.

“Together with a non-exclusive easement for ingress and egress over the Southerly 250 feet of the Westerly 291.20 feet of the Southwest One-Quarter of the Northwest One-Quarter of Section 34, Township 4 South, Range 6 West, San Bernardino Base and Meridian, which said easement shall be relocated by and between the parties hereto at such time as a survey is made and the parties hereto further convey a precise ingress and egress easement affecting a portion of the property hereinbefore described.”

EXISTING EASEMENT TO MR. RAPP
(OCTOBER, 1968)



“Grantor reserves for Grantor and Grantor’s heirs and assigns, across (but not longitudinally along) said right of way strip, rights for (1) underground water pipelines, (2) farms, grazing or pasture fences, and (3) roads, provided, however, that the exercise of such rights does not interfere with or endanger, in the opinion of Grantee, the operation or maintenance of the electric lines and communication circuits of Grantee, or Grantee’s ready access to its said electric lines and communication circuits, or the exercise of any of the rights herein granted to Grantee.”

EASEMENT LANDUAGE FROM WALECKI/RAPP TO EDISON
(APRIL, 1986)



From: Carol.Brown@sce.com
Sent: Monday, March 12, 2007 6:00 PM
To: Ron Walecki
Cc: Dave Jeffers; Jim Rapp; Walt Cormey; Carol.Brown@sce.com
Subject: Re: Consent for Access Road w/ SCE Transmission Easement

Ron,

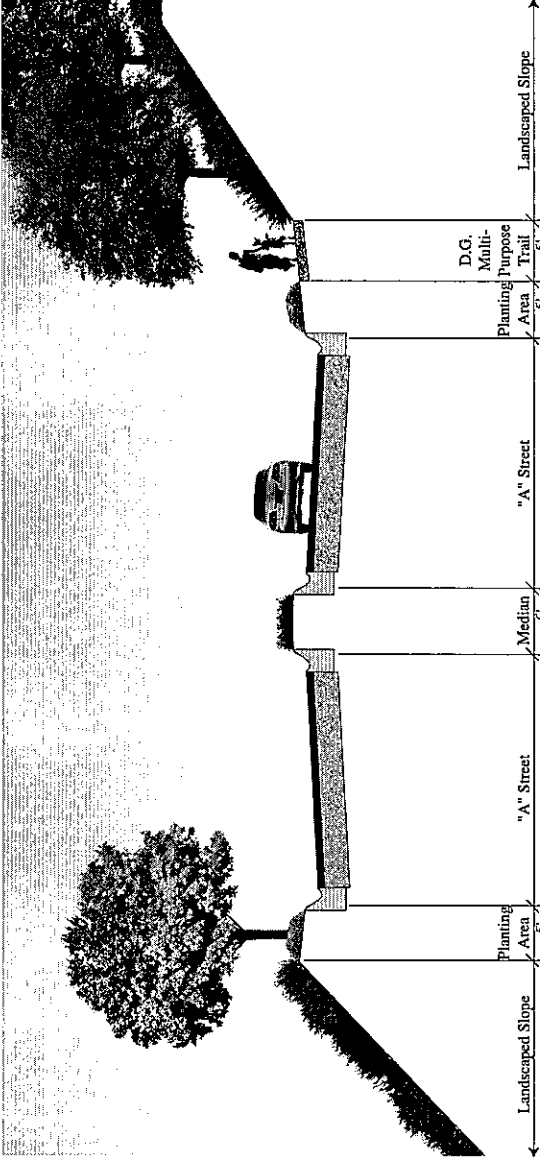
I'd be the easement person to talk with at SCE. I've pulled some ownership information on the parcels and it appears SCE doesn't own any of the parcels. You really need to be contacting the property owners to see if they'll grant you additional ingress/egress rights. Although SCE has an easement, it only gives us the right to operate/maintain/add to our electric system. We would not be able to grant you additional access rights.

Once you've received approval from the property owners, we would need to review your plans to make sure SCE's access and electric system would not be jeopardized by your proposed development. (I did have our transmission group quickly review your plans and they didn't see any glaring issues.) When you've received the right for additional access from the property owners, SCE will then require the \$3,500.00 to process a Consent Agreement (including pulling rights, title search, and written approval from our transmission group.) We'll meet at that time.

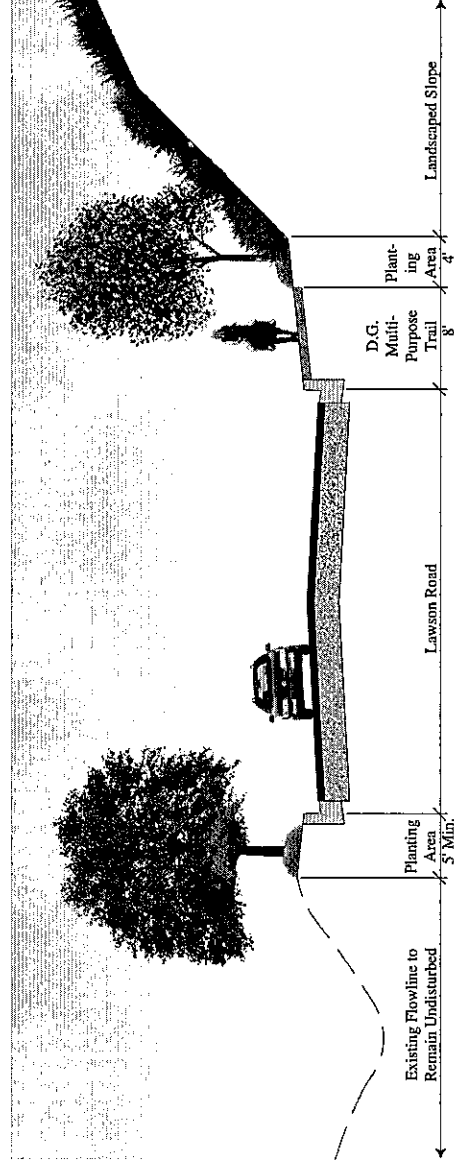
Carol J. Brown
Right of Way Agent
Operations Support - Corporate Real Estate Dept
Southern California Edison Company
Fenwick Plaza - 14799 Chestnut St, Westminster CA 92683
Office: 951/506-5533 FAX: 18401 Cell: 951/312-1018

E-MAIL CORRESPONDENCE WITH EDISON

Tentative Tract Map 33688 - General Plan Amendment 774 - Change of Zone 7258



A) MAIN ENTRY SECTION



B) LAWSON ROAD SECTION

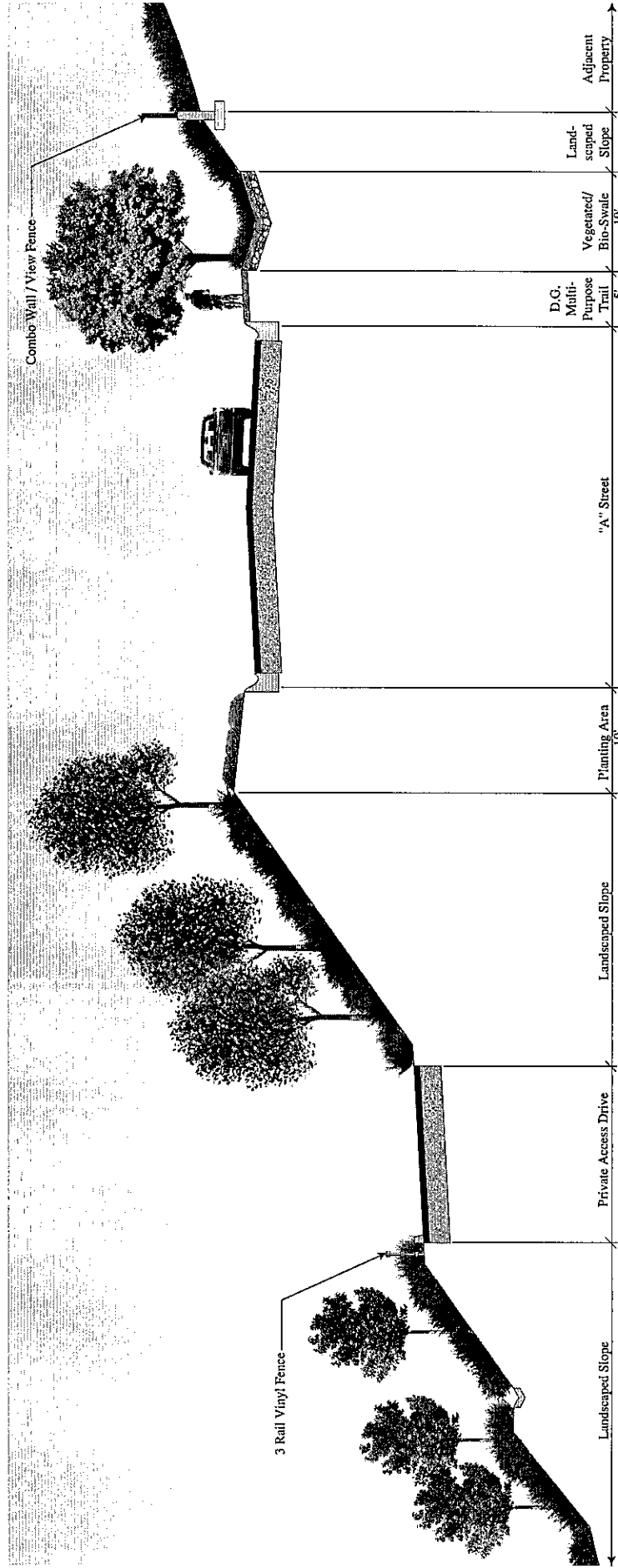


CONCEPTUAL LANDSCAPE SECTIONS

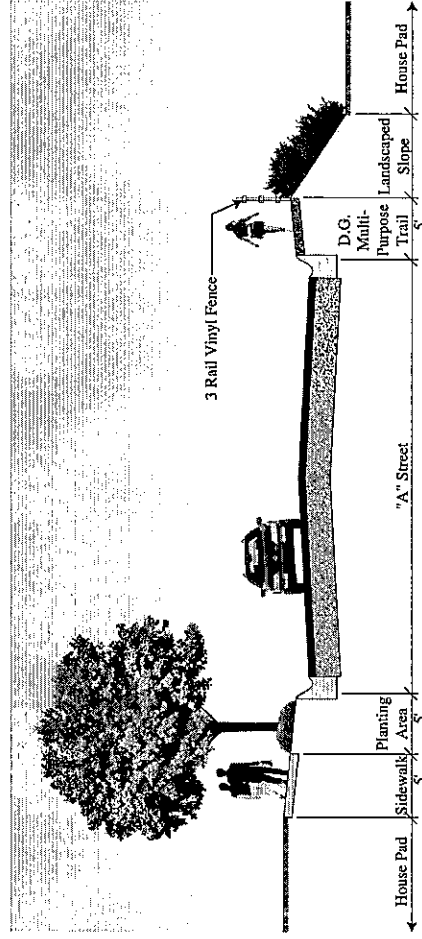
TTM #33688

I A N D A V I D S O N L A N D S C A P E A R C H I T E C T

3744 TENTE STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-583-1883



C) "A" STREET WITH SLOPE SECTION



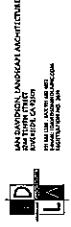
D) "A" STREET SECTION

CONCEPTUAL LANDSCAPE SECTIONS

TTM #33688



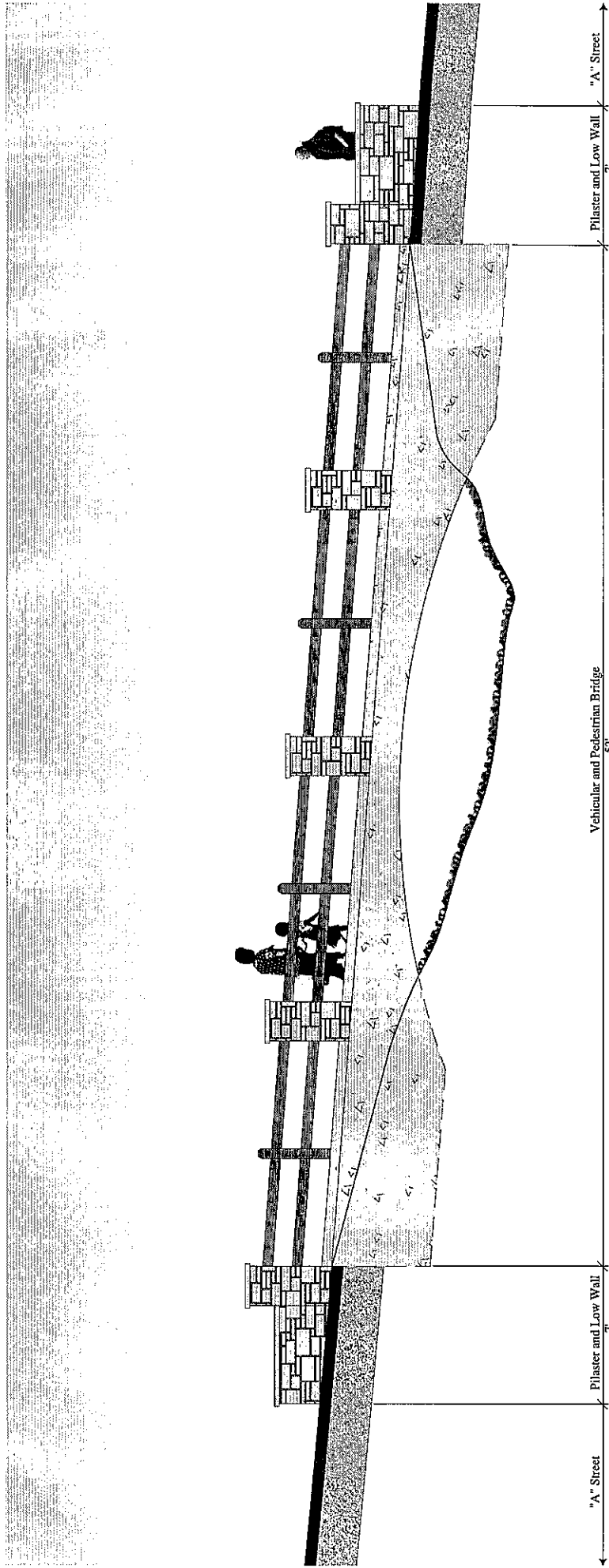
COUNTY OF RIVERSIDE



JANUARY 2009

I A N D A V I D S O N L A N D S C A P E A R C H I T E C T

3744 TENNY STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-688-1283



G) Vehicular and Pedestrian Bridge

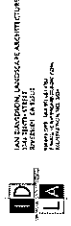


CONCEPTUAL BRIDGE SECTION

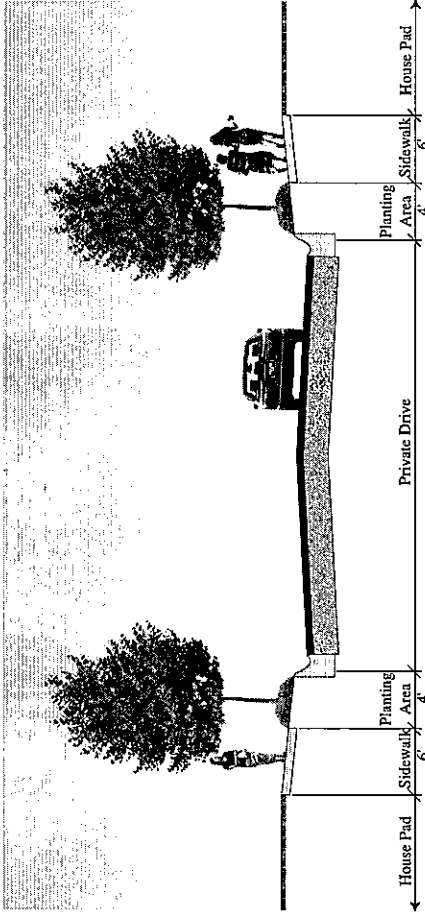
TTM #33688

I A N D A V I D S O N L A N D S C A P E A R C H I T E C T
 3744 TENTH STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-883-1283

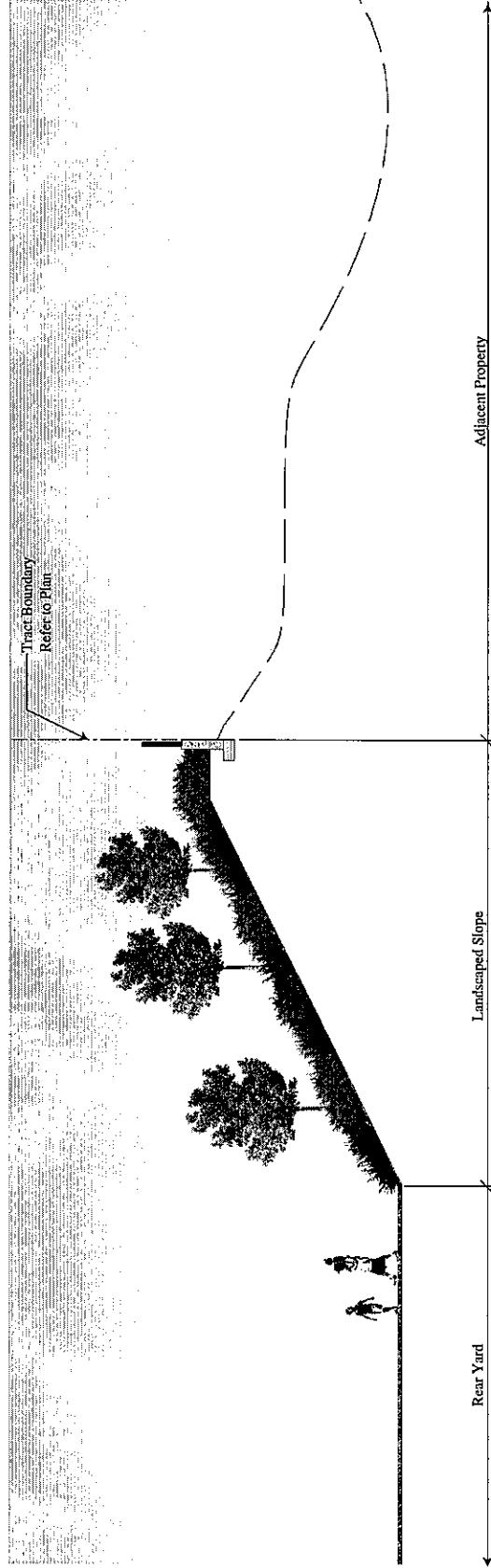
COUNTY OF RIVERSIDE



JANUARY 2008



E) TYPICAL PRIVATE DRIVE



F) REAR YARD WITH ADJACENT PROPERTY



CONCEPTUAL LANDSCAPE SECTIONS

TTM #33688

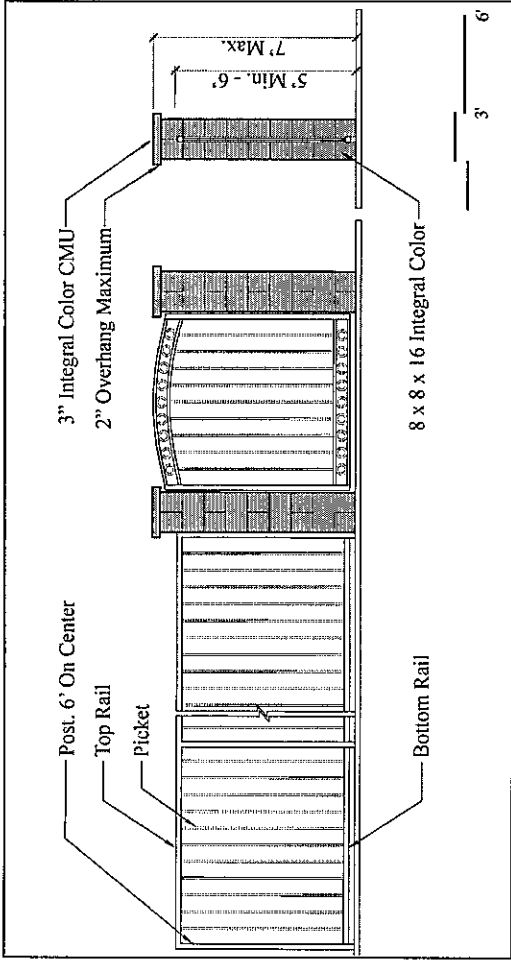
I A N D A V I D S O N L A N D S C A P E A R C H I T E C T

3744 SENTE STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-663-1885

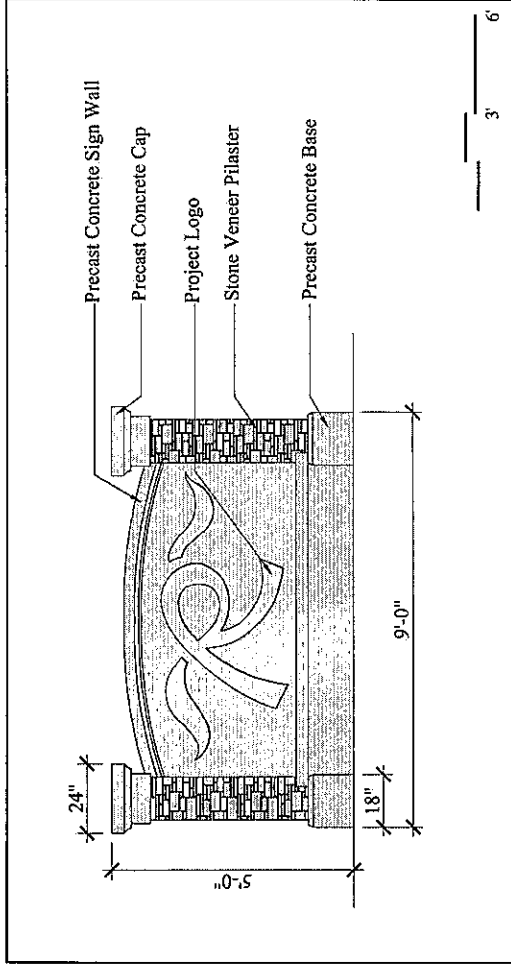
COUNTY OF RIVERSIDE



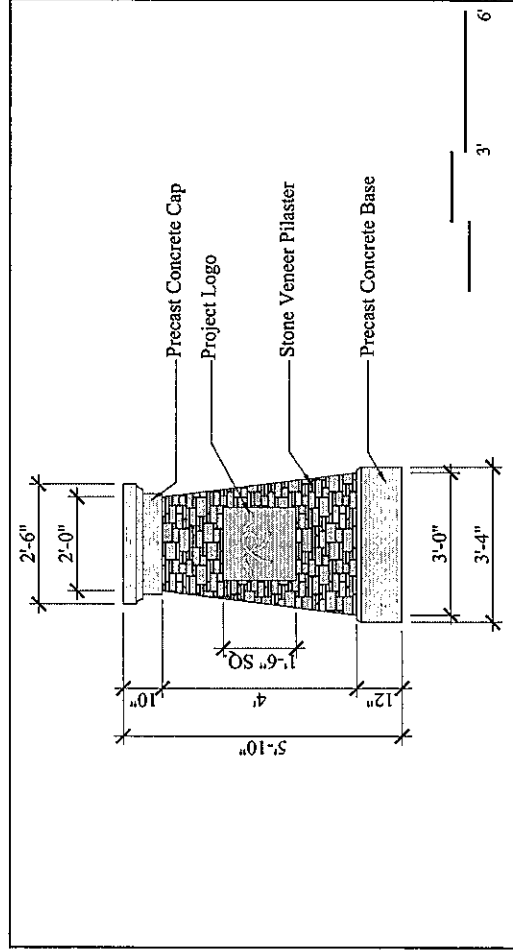
JANUARY 2009



E. WROUGHT IRON SWING GATE



F. MONUMENT SIGNAGE



F. SECONDARY MONUMENT SIGNAGE

WALL & FENCE DETAILS

TTM #33688

I A N D A V I D S O N L A N D S C A P E A R C H I T E C T

9744 TENTH STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-689-1283

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40576
Project Case Type (s) and Number(s): General Plan Amendment No. 774, Change of Zone No. 7258, and Tentative Tract Map No. 33688
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jim Phithayanukarn
Telephone Number: (951) 955-5133
Applicant's Name: James Rapp
Applicant's Address: 2221 Windsong Court, Safety Harbor, FL 34695
Engineer's Name: David Jeffers Consulting Inc.
Engineer's Address: 19 Spectrum Pointe Drive, Suite 609, Lake Forest, CA 92630

PROJECT INFORMATION

A. Project Description:

GENERAL PLAN AMENDMENT NO. 774 proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum).

CHANGE OF ZONE NO. 7258 proposes to change the site's current zoning classification from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings with a minimum lot size of 12,000 square feet (R-1-12,000).

TENTATIVE TRACT MAP NO. 33688 proposes a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) 0.7 acre park, one (1) 220 square foot landscaped entry lot, one (1) fire access lot, three (3) open space lots totaling 18.2 gross acres, and one (1) 1.06 acre detention basin.

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

C. Total Project Area: 42.9 Gross Acres

Residential Acres: 42.9 gross	Lots: 55	Units: 49	Projected No. of Residents: 142
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
Other: N/A			

D. Assessor's Parcel No(s): 283-140-004, 006, 007, 008, 009, 010

E. Street References: The project is located northerly of Lawson Road, southerly of Stone Canyon Drive, easterly of Knabe Road, and westerly of Interstate 15.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 34, Township 4 South, and Range 6 West

G. Brief description of the existing environmental setting of the project site and its surroundings: This project is located in the Temescal Canyon Area Plan of Western

Riverside County. The site is located to the west of Interstate 15, east of Knabe Road and south of Stone Canyon Drive. The site lies on a ridge with a large watercourse running northeasterly along the northern boundary of the site, and another smaller watercourse running on the northerly side adjacent to Lawson Road. The project site is generally comprised of rolling hills and steep terrain and two canyons abut and partially enter the site to the north and south. The project site contains a single family residence on the north/central portion of the site, but shall be removed. The area around the residence is disturbed, due to landscaping and off road vehicle use. Chain-link fencing is present along most of the northern boundary of the site. The site's vegetation includes Riversidean Sage Scrub, coastal sage chaparral scrub, non-native grasslands, and residential/urban/exotic and the site includes riparian areas. The project site is surrounded by single family residential uses to the north and west, single family residential on large lots and vacant land to the south and east, and Interstate 15 to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The sites General Plan Land Use designation is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The project currently proposes a General Plan Amendment to change the land use of the site to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The project will be consistent with this land use designation and all other applicable land use policies of the General Plan.
2. **Circulation:** The proposed project will add overall trips to the area. The Department of Transportation has reviewed the Traffic Study submitted for this project and determined that with the incorporation of mitigation measures, required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located in a flood zone. The proposed project is in an area designated as having low and very low potential for liquefaction and susceptible to subsidence. The project is within a high fire area and with a County Fault Zone and the Elsinore Fault Zone. 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 a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project shall create 49 residential lots. 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): Temescal Canyon Area Plan

C. Foundation Component(s): Rural Community (RC)

D. Proposed Land Use Designation(s): Low Density Residential (LDR) (½ Acre Minimum)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon Area Plan

2. **Foundation Component(s):** Rural Community (RC) to the south and east and Community Development (CD) to the north and west.

3. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum) to the south and east and Medium Density Residential (2-5 dwelling units per acre) to the north and 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: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)

J. Proposed Zoning, if any: One Family Dwellings with a minimum lot size of 12,000 square feet (R-1-12,000).

K. Adjacent and Surrounding Zoning: One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and 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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

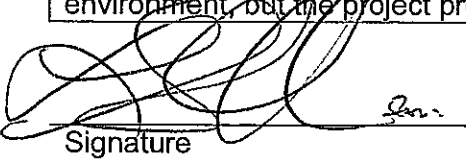
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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.

A handwritten signature in black ink, appearing to be "Jim Phithayanukarn", written over a horizontal line.

Signature

July 1, 2008

Date

Jim Phithayanukarn
Printed Name

For Ron Goldman, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 proposed project is located approximately 800 feet away from Interstate 15 which is designated as a State Eligible Scenic Highway. Due to the distance from the interstate and topography of the site which shields the project from view, the project will not have a substantial effect upon a scenic highway corridor. Therefore, the impact is considered less than significant.
- b) The proposed project has reserved over 18 gross acres for Open Space to preserve scenic resources, including trees, rock outcroppings and unique landmarks. Due to the amount of land preserved for open space, it is not anticipated that the proposed project shall substantially damage scenic resources. Due to the project's location and the surrounding topography which obscures views of the site, the proposed project is not anticipated to result in the creation of an aesthetically offensive site open to public view. Views of the site from surrounding areas would change from predominately undeveloped to low-density residential and recreational/open space land uses. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The proposed project is located 46.51 miles from the Mount Palomar Observatory and is not within the Mount Palomar Lighting Influence Area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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: 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. Therefore the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant.
- b) The amount of light that will be created is consistent with levels found in typical residential developments. Also, the majority of residential uses surrounding the project site are separated from the site by canyons and are not directly adjacent to the property. 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.

AGRICULTURE 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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.

Findings of Fact:

- a) The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project shall not convert land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses. Therefore, there is no impact.
- b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. There are no existing agricultural uses on the project site. Therefore, there is no impact.
- c) The project site is not surrounded by property designated for agricultural uses. Therefore, there is no impact.
- d) Surrounding land uses are primarily single family residential and vacant lands. There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not result in other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
5. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Low Density Residential (RC: LDR) (1/2 Acre Minimum). The general plan amendment will increase the density originally approved for the project site; however, the increase is not substantial. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.
- b) 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 by dust control measures implemented during grading (COA 10.BS GRADE. 4). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be sensitive receptors include, but are not limited to, 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) 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 but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would be located within one mile of Interstate 15, which is considered a line-source emitter. However, as part of adoption of the County of Riverside's General Plan in 2003, the General Plan Environmental Impact Report (EIR) (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the Air Quality Management Plan (AQMP), which was prepared by Southern California Air Quality Management District (SCAQMD), the agency overseeing air quality within the South Coast Air Basin (SCAB). The EIR concluded that the General Plan is consistent with the 2003 AQMP. This project is consistent with the Residential land use designation, and, therefore, would not result in nonconformance to the 2003 AQMP.

The project will introduce sensitive receptors (residences) into the SCAB, which has a non-attainment status for ozone, carbon monoxide, and particulate matter (PM10). Cumulative air quality impacts associated with build-out of the County's General Plan EIR concluded that air quality is a significant and unavoidable impact of General Plan implementation. However, the impact is not considered to be substantial due to the project site's approximate 800 feet distance from the interstate and the inclusion of open space lots surrounding the residential lots, which contain a variety of plant life and act as an additional buffer between the emitter and the receptors. Therefore, this impact is considered less than significant.

- f) The project proposes a residential development which is not a use that will create objectionable odors affecting a substantial number of people. The project will include the construction of a detention basin within a 1.06 acre lot; however, the basin shall be landscaped and is not anticipated to create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

- a) Conflict with the provisions of an adopted Habitat

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Program Department Review, PDB-4252, PDB-4253, PDB-4254, PDB-4671, PDB-4801, PDB-5135, PDB-5136, PDB-5137, and PDB-5340.

Findings of Fact:

- a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area. However, the project will impact riverine/riparian habitat. The project has been conditioned to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands do not increase (COA 10. EPD. 1). Therefore, this impact is considered less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project does not contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations; therefore it will not 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). Therefore, there is no impact.
- c) It is not anticipated that the project will 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. One (1) special status wildlife species (Cooper's hawk) was observed during studies on the project site conducted for the habitat assessments. Due to the onsite observation of nesting Cooper's Hawk, the project has been conditioned to perform a preconstruction survey for nesting birds within 30 days of commencement of grading activities by a qualified biologist holding an MOU with Riverside County and the results submitted to EPD for review (COA 60. EPD. 5).

Based on the Burrowing Owl surveys conducted in 2005, 2006, and 2007 it has been reasonably concluded that Burrowing Owls are not currently occupying the project site. However, potentially suitable habitat is present on portions of the site and the project has been conditioned to conduct a pre-construction presence/absence survey for burrowing owls on the project site prior to grading permit issuance (COA 60. EPD. 2).

The habitat assessment identified one (1) special status species (Coulter's Matilija poppy) within the north offsite survey area (on the west portion of the project site and east of Knabe Road) along a ridgeline within the northeastern portion of the project site. However none of the Narrow Endemic plant species recommended in the MSHCP for survey were observed on the site during focused botanical surveys.

The project has also been conditioned to contract a qualified biological monitor to monitor construction activity. A work plan shall be submitted from the qualified biological monitor to the Environmental Programs Department (EPD) for review and approval. The applicant must provide evidence that the biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visits to confirm completion (COA 60. EPD. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

- d) The project site does not interfere with the movement of any native resident or migratory fish, wildlife species, or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e) The project site does contain jurisdictional drainage features or riparian/riverine habitat. The habitat assessment identified two (2) areas where riparian habitat was present: the northern riparian drainage off of Knabe Road and the southern riparian drainage at Lawson Road. The riparian corridor crossing Knabe Road runs in a west to east direction and is located on the northwest access point for the project. Grading will impact the some areas of riparian habitat in the northern riparian drainage area (0.147 acres permanently and 0.14 temporarily); however, riverine habitat will not be impacted. Within the southern riparian drainage area,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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0.09 acres of riparian habitat will be impacted to facilitate a bridge crossing. These impacts are unavoidable due to traffic circulation and public safety requirements within the development and have been minimized to the greatest extent possible.

To mitigate for these impacts, the project has completed the Determination of Biologically Equivalent or Superior Preservation (DBESP) process. The DBESP determined the following:

“The project proponent plans to impact a total of 0.34 acres of MSCHP riparian scrub. That number breaks down as follows: the permanent impacts (10,308 sq. ft., 0.237 acres) will be mitigated at 3:1 and temporary impacts (5,905 sq. ft, 0.14 acres) will be mitigated on a 1:1 basis, totaling 0.86 acres of impacts. Toward achieving this goal, 0.86 acres of onsite habitat creation will occur within the existing owned drainage area along Lawson Road. Habitat creation will consist of the removal of any exotic plants or trees within the on-site drainages and the replacement of native vegetation according to the Habitat Mitigation Monitoring Plan. Replacement of impacted riparian trees or shrubs shall occur on not less than a 3:1 basis. Bare or denuded areas shall be vegetated with planned species at no less than an average of 5 foot on center with a mix of overstory and understory, wood species (tree/shrubs), and herbaceous materials (rushes/sedges).

In the event that the project proponent in cooperation with the county EPD elects to mitigate within a mitigation bank, the mitigation shall not be less than 0.86 acres of riparian/riverine habitat creation credits (a 3:1 ratio). A choice of mitigation bank will be reviewed and approved by the EPD prior to any vegetation disturbance for the project and prior to the issuance of a grading permit.

The replacement of 0.24 acres of permanent impacts at a 3:1 ratio and temporary impacts of 0.14 acres at a 1:1 basis meets the no-net loss criteria and is generally considered to reduce impacts to less than a significant level.

In addition to the DBESP requirements, the project has been conditioned to label the State and Federal Jurisdictional Waters (i.e. Riverine/Riparian habitat) on an Environmental constraints sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (COA 50. EPD. 2). The project has also been conditioned to submit lighting plans to the EPD for review and approval. Night lighting shall be direct away from the MSCHP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands (COA 50. EPD. 3). The project has been conditioned prior to grading permit issuance to contract a qualified biological monitor to monitor construction activity. A work plan shall be submitted from the qualified biological monitor to the Environmental Programs Department (EPD) for review and approval. The applicant must provide evidence that the biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visits to confirm completion (COA 60. EPD. 3). The project has also been conditioned to identify all areas of biological sensitivity (e.g. riverine/riparian habitats) on the grading plans and submit them to EPD for review and approval (COA 60. EPD. 4). Therefore, this impact is considered less than significant with mitigation incorporated.

- f) Two drainages were mapped onsite (one south, along Lawson Road and one on the eastern boundary of the site). One drainage was mapped offsite north of the project boundary as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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crossing Knabe Road. All of the drainages meet the state and federal jurisdictional criteria and the northern drainage area (off Knabe Road) and the southern drainage area (at Lawson Road) meet the criteria necessary to qualify as federal and state wetlands. The streambed and banks in the Lawson Road (south) drainage area, are located outside the planned area of impact, due to the design of the bridge/crossing. However, the project has been conditioned 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 (COA 60. PLANNING. 33). Also, written notifications shall be provided to the County Planning Department from the land divider/permit holder that 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 (COA 60. PLANNING. 18). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- g) The habitat assessment determined that there are two (2), relatively young coast live oaks within the southeastern portion of the subject property. The project has been conditioned to comply with oak tree preservation guidelines to protect the trees (COA 60. PLANNING. 15). The project shall not conflict with any other local policies or ordinances protecting biological resources. Therefore, this impact is considered less than significant with mitigation incorporated.

Mitigation: The project has been conditioned to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines (COA 10. EPD. 1). The proposed project has been conditioned prior to map recordation to label the State and Federal Jurisdictional Waters (i.e. Riverine/Riparian habitat) on an Environmental constraints sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside EPD (COA 50. EPD. 2) and to submit lighting plans to the EPD for review and approval. Night lighting shall be direct away from the MSCHP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands (COA 50. EPD. 3). The project has been conditioned prior to grading permit issuance to meet the following conditions: to conduct a pre-construction presence/absence survey for burrowing owls on the project site prior to grading permit issuance (COA 60. EPD. 2); to contract a qualified biological monitor to monitor construction activity. A work plan shall be submitted from the qualified biological monitor to the Environmental Programs Department (EPD) for review and approval. The applicant must provide evidence that the biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visits to confirm completion (COA 60. EPD. 3); to identify all areas of biological sensitivity (e.g. riverine/riparian habitats) on the grading plans and submit them to EPD for review and approval (COA 60. EPD. 4); and, to perform a preconstruction survey for nesting birds within 30 days of commencement of grading activities by a qualified biologist holding an MOU with Riverside County and the results submitted to EPD for review (COA 60. EPD. 5). The project has been conditioned prior to grading permit issuance to comply with oak tree preservation guidelines to protect the trees (COA 60. PLANNING. 15).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, PD-A-4221 "Archaeological and Paleontological Records Search and Survey" prepared by L&L Environmental, dated January 28, 2005, "An Archeological Historic Evaluation for Two Historic Structures" prepared by L&L Environmental, dated March 17, 2005, County Archeologist Review

Findings of Fact:

- a) There are two existing homes on the property which will be removed; one was constructed in 1950-1952 and the other was constructed in 1957. Both structures meet the state-mandated 45-year criterion for recordation as a historic-era building. However, the Archeological Historic Evaluation for the two structures determined that the structures have little historic value based upon the California Register or National Register criteria. The structures do not contain distinctive architectural design or aesthetic value, nor are they related with any persons or events of recognized significance in national, state, or local history. Therefore, they cannot be considered significant and do not qualify as a historic property or a historical resource. Therefore, this impact is considered less than significant.
- b) There are two existing homes on the project site, both structures meet the state-mandated 45-year criterion for recordation as a historic-era building. However, the Archeological Historic Evaluation for the two homes on the project site determined that the structures were not considered significant and do not qualify as a historic property or a historical resource. Therefore, the project shall not cause a substantial adverse change of a historical resource. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, PD-A-4221 "Archaeological and Paleontological Records Search and Survey" prepared by L&L Environmental, dated January 28, 2005, "An Archeological

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Historic Evaluation for Two Historic Structures” prepared by L&L Environmental, dated March 17, 2005, Pechanga Correspondence dated May 20, 2008, County Archeologist Review

Findings of Fact:

- a) The Archeological Report concluded that due to the abundance and proximity of archeological resources and the utilization of the area by historic people, there is a moderate to high possibility that archeological resources may impacted. However, there have been no archeological sites mapped within the project boundaries. The project has been conditioned prior to grading permit issuance to retain a qualified archeologist for archeological monitoring and mitigation services. The archeologist shall have the authority to halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60. PLANNING. 4).

In addition, the Pechanga tribe has requested involvement due to the project’s location which is highly sensitive for cultural resources. The project has been conditioned to have a tribal monitor from the Pechanga Band of Luiseno Mission Indians on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the tribe and the land divider/ permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor shall have the authority to temporarily divert redirect or halt the ground disturbance activities to allow recovery of cultural resources (COA 60. PLANNING. 30). In addition, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addressees the treatment and disposition of all cultural resources impacted as a result of the development (COA 60. PLANNING. 32). Therefore, the impact is considered less than significant with mitigation incorporated.

- b) The proposed project is located within an area that has historically had archeological resources. The project has been conditioned prior to grading permit issuance to retain a qualified archeologist for archeological monitoring and mitigation services. The archeologist shall have the authority to halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60. PLANNING. 4). The project has also been conditioned to submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report (COA 90. PLANNING. 1). The project has been conditioned to have a tribal monitor from the Pechanga Band of Luiseno Mission Indians on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the tribe and the land divider/ permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor shall have the authority to temporarily divert redirect or halt the ground disturbance activities to allow recovery of cultural resources (COA 60. PLANNING. 30). In addition, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addressees the treatment and disposition of all cultural resources impacted as a result of the development (COA 60. PLANNING. 32). Therefore, the impact is considered less than significant with mitigation incorporated.
- c) The project site is not anticipated to have human remains on site. The project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (COA 10. PLANNING. 3). This is a standard condition and is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- d) There are no existing religious or sacred uses with 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: The project has been conditioned prior to grading permit issuance to retain a qualified archeologist for archeological monitoring and mitigation services (COA 60. PLANNING. 4). The project has been conditioned prior to grading permit issuance to have a tribal monitor from the Pechanga Band of Luiseno Mission Indians on-site during all ground disturbing activities (COA 60. PLANNING. 30). In addition, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addressees the treatment and disposition of all cultural resources impacted as a result of the development (COA 60. PLANNING. 32). The project has also been conditioned prior to building final inspection to submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report (COA 90. PLANNING. 1).

Monitoring: Monitoring will be conducted by the Planning Department during the Building and Safety Plan Check Process.

9. 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, PD-A-4221 "Archaeological and Paleontological Records Search and Survey" prepared by L&L Environmental, dated January 28, 2005.

Findings of Fact:

- a) The proposed project is not anticipated to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. 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

10. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

- a) The project is within an Alquist-Priolo Earthquake Fault zone. The GEO report determined that the closest active fault to the site is the Glen Ivy North fault, located onsite in the southwestern corner of the property trending in a northwest-southeast direction. The project has been conditioned prior to map recordation, to submit an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures to the County Engineering Geologist for review and approval (COA 50. PLANNING. 1). The project has also been conditioned prior to issuance of grading permits, to have all grading plans reviewed and approved by the consulting geologist of record and the grading plans shall be stamped and signed by the consulting Geologist of record. The plans must address, at minimum, the location of all mapped faults and required fault setbacks. The approved grading plans shall be submitted to the County Geologist for review and approval (COA 60. PLANNING. 2). With these mitigation measures, the project shall not expose people or structures to potential substantial adverse effects. Therefore, this impact is considered less than significant with mitigation incorporated.

- b) The GEO report concluded that there is a potential for surface fault rupture on the fault on the project site. The project has been conditioned to prepare an ECS sheet showing the location of all active faults and the setbacks for human occupancy a note shall be placed on the ECS sheet stating: "County Geologic Report (GEO) No. 1585 was prepared for this project by Leighton and Associates. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1585, and as shown on the ECS, the original of which is on file at the office of the Riverside County Surveyor." (COA 50. PLANNING. 1). The project has also been conditioned to submit grading plans verifying the location of the fault location and setbacks (COA 60. PLANNING. 2). Therefore, this impact is considered less than significant with mitigation incorporated.

Mitigation: The project has been conditioned prior to map recordation, to submit an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures to the County Engineering Geologist for review and approval (COA 50. PLANNING. 1). The project has conditioned prior to issuance of grading permits, to have all grading plans reviewed and approved by the consulting geologist of record and the grading plans shall be stamped and signed by the consulting Geologist of record. The plans must address, at minimum, the location of all mapped faults and required fault setbacks. The approved grading plans shall be submitted to the County Geologist for review and approval (COA 60. PLANNING. 2).

Monitoring: Monitoring shall be conducted by the County Geology Department during the Building and Safety Plan Check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS database, County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

a) The GEO report concluded that the potential for liquefaction at the site is considered to be low, due to the depth of groundwater being greater than 65 feet below ground surface, and the dense nature of the underlying earth materials. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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), County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

a) The project site is located within an area that is designated as having very high susceptibility of general ground shaking risk and is expected to experience strong ground shaking during the design life of the project. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building standards are standard and are not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

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-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

- a) The GEO report concluded that due to the steepness of existing slopes and potentially unfavorable bedding conditions of the underlying bedrock, existing natural slopes supporting the proposed lots along the southeastern margins of the tract may be unstable and require a stabilization/butress fill. The project has been conditioned to submit an Environmental Constraints Sheet (ECS) indicating the area of the project site that is subject to potential rockfall. The ECS shall contain the following note: "Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1585, contain areas of potentially unstable slopes." (COA 50. PLANNING. 2). In addition, the project has been conditioned prior to issuance of grading permits, to have all potentially unstable slopes identified in County Geologic Report No. 1585 investigated. A report of this investigation shall be submitted to the County Geologist for review and approval prior to issuance of grading permits (COA 60. PLANNING. 1). Grading shall be designed and implemented in accordance with the investigation. Therefore, this impact is considered less than significant with mitigation incorporated.

Mitigation: The project has been conditioned prior to map recordation to submit an Environmental Constraints Sheet (ECS) indicating the area of the project site that is subject to potential rockfall (COA 50. PLANNING. 2). The project has been conditioned prior to issuance of grading permits, to have all potentially unstable slopes identified in County Geologic Report No. 1585. A report of this investigation shall be submitted to the County Geologist for review and approval prior to issuance of grading permits (COA 60. PLANNING. 1).

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety Plan check process.

14. Ground Subsidence

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

Source: Project Application Materials, County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

- a) Due to the relatively dense nature of the soils and historic low depths of groundwater, the project is not anticipated to result in subsidence. Therefore, the impact is considered less than significant.

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.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

a) The project is not subject to other geological hazards such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Project Application Materials, Building and Safety – Grading Review, GIS database, County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

a) The project proposes grading to create 49 residential pads. The remaining portion of the lots would be left in a natural state. The grading plan has been designed to utilize contour grading, and many of the site's topographic features would retain the characteristics of the natural landform. Therefore, it is not anticipated that the proposed project will substantially change the topography or ground surface relief features of the project site. Therefore, the impact is considered less than significant.

b) The project has been conditioned to limit graded slopes to a maximum steepness ratio of 2:1 unless otherwise approved (10 BS GRADE. 5) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The project does propose slopes higher than ten (10) feet in height, however, the County Geologist has reviewed GEO No. 1585, completed for the proposed project, and has approved its recommendation and findings. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project has been conditioned to submit geotechnical soils reports in order to obtain a grading permit, to the Building and Safety Department's Grading Division for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County (COA 60. BS GRADE. 3). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

- c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. No subsurface sewer systems are currently present on the property and the project will utilize sewer services. 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
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Findings of Fact:

- a) Grading and the loss of topsoil is necessary to create building pads and driveways for residential units, however, the remanding portion of the lots shall remain undisturbed. In addition, over 18 gross acres of the project site will be set aside for Open Space and will be left natural, avoiding the impacts of soil erosion and loss of topsoil. Also, all manufactured slopes greater than three (3) feet have been conditioned to require erosion control landscaping (COA 60. BS GRADE. 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, it is not anticipated that the proposed project will result in substantial soil erosion or the loss of topsoil. Therefore, the impact is considered less than significant.
- b) The proposed project is not located on expansive soil and therefore, shall not create substantial risks to life or property. 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. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may	<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
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Riverside County Flood Control Review and Comments

Findings of Fact:

- a) The site lies on a ridge with a large watercourse running northeasterly along the northern boundary with a smaller watercourse running on the northerly side adjacent to Lawson Road. Both watercourses flow to a culvert which conveys flows under the I-15 freeway and downstream to Temescal Wash. According to the Flood Control review of this project, the majority of the developed site is deigned to drain to a basin adjacent to Lot 5 which mitigates for both the increased runoff and water quality impacts caused as a result of this development. A small portion of the development (approximately 3.5 acres) conveys runoff westerly in "A" Street to a vegetated swale and into a storm drain located in the vicinity of the western entrance gate. The additional runoff is not anticipated to change the deposition, siltation, or erosion that may modify a channel of a river, stream, or the bed of a lake. Therefore, the impact is considered less than significant.
- b) According to the Flood Control review of this project, 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 (COA 10. FLOOD RI. 14). An increased run-off 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 the proposed development will be routed through a detention facility(s) to mitigate increased runoff (COA 10. FLOOD RI. 15). Prior to grading permit issuance, 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 (COA 60. FLOOD RI. 2). The project has also been conditioned to implement temporary erosion control measures immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities (COA 60. FLOOD RI. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: Prior to grading permit issuance, 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 (COA 60. FLOOD RI. 2).

Monitoring: Mitigation shall be conducted by the Riverside County Flood Control District during the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

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. 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. 4). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- b) To ensure that pesticides and/or other hazardous materials that may have once used on the property are at acceptable levels for residential development, the project has been conditioned to have a Phase II Environmental Assessment done prior to map recordation (COA. 50. E HEALTH. 1). This should mitigate the potential of the project 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, the impact is considered less than significant with mitigation incorporated.
- 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. The project has adequate emergency access and has allowed for an additional fire access road to the northwest, just outside of the project site. Therefore, there is no impact.
- d) Temescal Valley Elementary School is located approximately a quarter of a mile to the north of the site. However, the project is for a residential subdivision and does not propose the transportation of hazardous materials, therefore, no impact would occur.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: The project has been conditioned to do a Phase II Environmental Assessment to ensure that pesticides or other hazardous materials that were previously used on the project site are at acceptable levels. (COA 50.E HEALTH. 1)

Monitoring: Monitoring will be conducted by the Department of Environmental Health during the Building and Safety Plan Check Process.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

22. Hazardous Fire Area

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

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

Findings of Fact:

- a) The proposed project site is within a high fire area. The project has been conditioned to have the County Surveyor stamp an Environmental Constraint Sheet (ECS) with a note stating that the land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2 (COA 50. FIRE. 1). The project has also been conditioned to submit water system plans to the Fire Department for review and approval (COA 50. FIRE.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7). The project has also been conditioned to have the Fire Department review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area (COA 60. FIRE. 1). The developer must also prepare and submit to the Fire Department for approval a fire protection/vegetation management plan (COA 60. FIRE. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY	Would the project			
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition

Findings of Fact:

- a) According to the Flood Control review of this project, a large watercourse runs northeasterly along the northern boundary of the site, with a smaller watercourse running on the northerly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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side adjacent to Lawson Road. Both watercourses flow to a culvert which conveys flows under the I-15 freeway and downstream to Temescal wash. Drainage through the site will pass through detention basins to mitigate for increased runoff (COA 10. FLOOD RI. 1). The project has been conditioned to have all street and lot grading designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions (COA 10. FLOOD RI. 7). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. The project is not anticipated to 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. Therefore, this impact is considered less than significant.

- b) During the project's construction, impacts may occur however, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site (COA.60. BS GRADE 12). With the inclusion of this condition, it is not anticipated that the project would violate any water quality standards or waste discharge requirements during grading and construction. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Long-term water quality impact from the development of the proposed project could originate from an increase in urban run-off. The project has been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval (COA 60. FLOOD RI. 8). In addition, the project proposes retention basins to mitigate for the additional run-off. 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 (COA 10. FLOOD RI. 14). An increased run-off 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 the proposed development will be routed through a detention facility(s) to mitigate increased runoff (COA 10. FLOOD RI. 15). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

In addition, prior to grading permit issuance, 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 (COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

- c) Groundwater depths are greater than 65 feet below ground surface. Therefore, 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) During the construction grading process, the project has the potential to contribute to additional polluted runoff water. The project has been conditioned prior to the issuance of any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading or construction permits, to comply with the National Pollutant Discharge Elimination System (COA.60. BS GRADE 12). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. According to the Flood Control review of this project, the development of this site creates increases in the rate and volume of flood flows. To mitigate this impact, the developer has proposed detention basins. Although final design of the basins 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 (COA 10. FLOOD RI. 14). An increased run-off 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 the proposed development will be routed through a detention facility(s) to mitigate increased runoff (COA 10. FLOOD RI. 15). Prior to grading permit issuance, 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 (COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

- e) The proposed project is not within a flood hazard area and shall 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. Therefore, there is no impact.
- f) The proposed project is not within a flood hazard area and shall not place structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.
- g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site (COA.60. BS GRADE 12). The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects (COA 60. FLOOD RI. 8). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). The project shall include the construction of detention basins. Prior to grading permit issuance, 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 to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project has been conditioned prior to grading permit issuance, 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 to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. FLOOD RI. 2)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control Department and Department of Environmental Health during the Building and Safety Plan Check Process.

24. 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 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 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 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) The project is not within a 100-year Floodplain. Therefore, the project shall 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 within a floodplain. Therefore, there is no impact.
- b) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, there is no impact.
- c) The project is not within a 100-year Floodplain. Therefore, the project shall 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 within a floodplain. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in the amount of surface water in any water body within a floodplain. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project site is currently designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The project has filed a General Plan Amendment (GPA) to change the current designation to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum). The GPA will result in smaller lot sizes; however, the rural community foundation component will remain the same. In addition, the project is adjacent to property designated Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre to the north and west. Therefore, the project shall not result in a substantial alteration of the present land use of the area. The proposed General Plan Amendment does not alter or conflict with the Riverside County Vision or a General Plan Principle. Therefore, the impact is considered less than significant.
- b) The project is located within the Corona city sphere of influence. The project proposes to change the site's zoning classification from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings – 12,000 square foot minimum lot size (R-1-12,000). The change of zone does not affect the residential use of the project. The project is compatible with similar single family residential uses to the north and east of the project site. Therefore, this 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
26. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The project proposes to change the site's current zoning classification from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings with a minimum lot size of 12,000 square feet (R-1-12,000). The project proposes 49 single family residential lots with a minimum lot size of 12,000 square feet. Therefore, the project is consistent with the proposed zoning. Therefore, the impact is considered less than significant.
- b) The zoning surrounding the proposed project site includes One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and west. The project is compatible with surrounding zoning. Therefore, the impact is considered less than significant.
- c) Existing surrounding land uses include single family residential uses to the north and west, single family residential on large lots and vacant land to the south and east, and Interstate 15 to the east. The project proposes residential uses and is consistent with existing and planned surrounding land uses. Therefore, the impact is considered less than significant.
- d) The project site is currently designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The project proposes to change the site's land use designation to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum). The project proposes the development of 49 single family residential lots, with a minimum lot size of 12,000 square feet. Therefore, the project is consistent with the proposed General Plan land use designation and all other policies of the General Plan. Therefore, the impact is considered less than significant.
- e) The project site currently contains two (2) dwellings and the remainder is vacant. Existing surrounding land uses include single family residential uses to the north and west, single family residential on large lots and vacant land to the south and east, and Interstate 15 to the east. The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
27. Mineral Resources	<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
a) 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?				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a-b) 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 and it is not anticipated that the proposed project would 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 or in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.
- c) Land Uses surrounding the project site include single family residential uses to the north and west, single family residential on large lots and vacant land to the south and east, and Interstate 15 to the east. There are no existing surface mines that surround the project site; therefore the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) There are no proposed or existing quarries or mines, and no know abandoned quarries or mines on the project site. Therefore, it is not anticipated that the proposed project will expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

28. Airport Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 is not located within an airport land use plan, or within two miles of a public airport or public use airport and shall not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

b) The project is not located within the vicinity of a private airstrip and shall not expose people residing or working in the project are to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

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

Findings of Fact:

a) The proposed project is not located in the vicinity of a railroad. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The proposed project is located approximately 800 miles away from interstate 15. Due to the distance from the interstate and the inclusion of natural barriers and topography, including hills and dense landscaping, this impact is considered less than significant.				
31. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the proposed project is for a residential development, which the area is designated for, and will also include a significant amount of open space. Therefore, the proposed project is not anticipated to result in a substantial permanent increase in ambient noise. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators can reach high levels. However, the single family residential uses to the north, south and east of the project site will have some buffering from areas that will be under construction by open space land and impacts to these properties by periodic increase in noise levels is not considered to be substantial. Therefore, this impact is considered less than significant.
- c) The proposed project is for a residential development which is not anticipated to result in substantial sources of noise. The proposed project is not anticipated to expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, the impact is considered less than significant.
- d) The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. Therefore, the proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

- a) The project site currently contains two (2) existing dwellings which shall be removed. The project proposes the creation of 49 single family residential lots. Therefore, the project shall not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- b) The proposed project proposed the creation of 49 residential lots, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this impact is considered less than significant.
- c) The project site currently contains two (2) existing dwellings which shall be removed. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed project will create proposed dwellings for approximately 142 persons. The project proposes a general plan amendment to change the current land use designation of the site from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum). This will allow for a greater density than originally approved by the General Plan. The projected population of the Rural Community Foundation component within the Temescal Canyon Area Plan, as depicted in Table 2 "Statistical Summary", is 3,572 persons. Overall, the estimated population at build out of the General Plan is 53,980. These statistics reflect the midpoint for the theoretical range of build-out projections. Therefore, the proposed project's increase in density and proposed dwellings is not anticipated to substantially cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water is available to the property by Western Municipal Water District. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

33. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10. PLANNING. 15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Sheriff Services

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING. 15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Corona-Norco Unified School District correspondence, 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 Corona-Norco Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING. 11). This is a standard condition of approval and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10. PLANNING. 15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is not anticipated to result in a significant 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 shall comply with County Ordinance No. 659 to mitigate the potential effects to health services (COA 10. PLANNING. 15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered unique mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

38. Parks and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will include recreation facilities. The project incorporates a 0.70 acre park and a multi-purpose trail. Therefore, the impact is considered less than significant.
- b) The proposed project may include the use of existing neighborhood or regional parks or other recreational facilities, however the physical deterioration of the facilities which may occur is not anticipated to be substantial or greatly accelerated. The payment of Quimby fees reduces the impact by providing for funds for additional recreational facilities and maintenance (COA 90. PLANNING. 4) and (COA 50. PLANNING. 10). The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The proposed project site is not located within a Riverside County Parks and Recreation District. The proposed project has been conditioned prior to map recordation to submit to the County Planning Department a duly and completely executed agreement with the Riverside County Economic Development Agency or other entity acceptable to the Planning Director, 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 (COA 50. PLANNING. 10) The proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project has been conditioned prior to building final inspection to present certification to the Riverside County Planning Department that the payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place (COA 90. PLANNING. 4). These are standard conditions of approval, and therefore not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Department of Regional Parks and Open Space Review

Findings of Fact: There are no County Designated Recreational Trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

40. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

e) Alter waterborne, rail or air traffic?

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

g) Cause an effect upon, or a need for new or altered maintenance of roads?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Department of Transportation Review

Findings of Fact:

- a) The proposed project will increase vehicular traffic. However, the Transportation Department has reviewed the traffic study submitted for the project. They determined that it is possible to achieve adequate levels of service for intersections within the project site and that the proposed project is consistent with the General Plan Circulation Element. The project has been conditioned to provide geometrics for improvements at the intersection of Knabe Road and Street "A" and at the intersection of Lawson Road and Street "A" (COA 50. TRANS. 2). With these improvements incorporated into the project, the project shall not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Therefore, the impact is considered less than significant with mitigation incorporated.
- b) The proposed project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.
- c) A Traffic Study was required for the proposed project. The study was reviewed by the Riverside County Transportation Department, who determined that the proposed project, with mitigation measures incorporated, would not exceed levels of service required by the General Plan. The project has been conditioned to provide geometrics for improvements at the intersection of Knabe Road and Street "A" and at the intersection of Lawson Road and Street "A" (COA 50. TRANS. 2). The project has also been conditioned to submit improvement plans for the required road improvements which must be extend a minimum of 300 feet beyond the project boundaries (COA 50. TRANS. 3). A signing and striping plan is also required for this project (COA 50. TRANS. 9). Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The proposed project will not change air traffic patterns, 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 change or alter waterborne, rail, or air traffic. Therefore, there is no impact.
- f) 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.
- g) The proposed project will cause a need for new or altered maintenance of roads. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460 (COA 10. TRANS. 8). The project has been conditioned to provide geometrics for improvements at the intersection of Knabe Road and Street "A" with one (1) northbound through lane, one (1) northbound shared

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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through right-turn land, (1) one southbound left turn lane, two (2) southbound through lanes, and one (1) westbound shared left turn/right turn lane. The following improvements shall be made at the intersection of Lawson Road and Street "A": one (1) northbound shared left turn/through lane, one (1) southbound shared through lane, and one (1) eastbound shared left/right turn lane (COA 50. TRANS. 2).

Interior streets "B" to "E" are designated as local private streets and shall be improved with 36 foot full-width AC pavement, rolled concrete curb, and 6 feet of sidewalk adjacent to the right-of-way line within the 56 foot full-width dedicated right-of-way. "A" Street from lot 28 to the tract boundary, is designated as a local private street and shall be improved with 36 foot full-width ACC pavement, rolled concrete curb within the 56 foot full-width dedicated right-of-way. Street "A" from lot 28 to Lawson Road is designated as a local private street and shall be improved with 36 foot full-width AC pavement, rolled concrete curb with the 51 foot full-width dedicated right-of-way. At the entry points, Street "A" shall be improved with 46 foot full-width AC pavement, rolled concrete curb and 5 foot decomposed granite multi-purpose trail, within the 61 foot full width right of way (COA 50. TRANS. 34).

The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. Completion of road improvements does not imply acceptance for maintenance by the County (COA 50. TRANS. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

- h) 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.
- i) 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. Therefore, this impact is considered less than significant.
- j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: The project has been conditioned prior to map recordation to provide geometrics for improvements at the intersection of Knabe Road and Street "A" and at the intersection of Lawson Road and Street "A" (COA 50. TRANS. 2). The project has also been conditioned prior to map recordation to submit improvement plans for the required road improvements which must be extend a minimum of 300 feet beyond the project boundaries (COA 50. TRANS. 3). The following improvements must also be incorporated: interior streets "B" to "E" are designated as local private streets and shall be improved with 36 foot full-width AC pavement, rolled concrete curb, and 6 feet of sidewalk adjacent to the right-of-way line within the 56 foot full-width dedicated right-of-way. "A" Street from lot 28 to the tract boundary, is designated as a local private street and shall be improved with 36 foot full-width ACC pavement, rolled concrete curb within the 56 foot full-width dedicated right-of-way. Street "A" from lot 28 to Lawson Road is designated as a local private street and shall be improved with 36 foot full-width AC pavement, rolled concrete curb with the 51 foot full-width dedicated right-of-way. At the entry points, Street "A" shall be improved with 46 foot full-width AC pavement, rolled concrete curb and 5 foot decomposed granite multi-purpose trail, within the 61 foot full width right of way (COA 50. TRANS. 34).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by the Transportation Department during the Building and Safety Plan Check Process.

41. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

42. 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, Lee Lake Water District

Findings of Fact:

a) The proposed project will be served by the Lee Lake Water District. The project may result in the construction of new water treatment facilities or the expansion of existing facilities. However, the construction of these facilities is not anticipated to have a significant effect on the environment. A water system shall have plans and specifications approved by the water company and the Department of Environmental Health (COA 50. E HEALTH. 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, and would not require new or expanded entitlements to serve the project. 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
43. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Lee Lake Water District.

Findings of Fact:

- a) The proposed project shall be served by sewer. A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health (COA 50. E HEALTH. 4). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The construction of new wastewater treatment facilities or the expansion of existing facilities to serve the site is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.
- b) The project shall be served by the Lee Lake Water District, which has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) 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: RCIP, Riverside County Waste Management District correspondence dated March 21, 2006

Findings of Fact:

- a) 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 and operation of the project. However, there is sufficient permitted capacity to accommodate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project's solid waste disposal needs. Therefore, the impact is considered less than significant.

- b) Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Utilities

- a) 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, PDB-5136: "General Habitat Assessment for the Offsite Areas" prepared by L&L Environmental, Inc., dated June 4, 2007, PDB-5137: "Jurisdictional Delineation for Proposed Offsite Impacts", prepared by L&L Environmental, Inc., dated May 10, 2007, PDB-5340: "Determination of Biologically Equivalent or Superior Preservation of Riparian/Riverine Habitat", prepared by L&L Environmental, Inc., dated February 5, 2008.

Findings of Fact:

- a-h) 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, Lee Lake Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways and storm water drainage. The environmental effects of these off-site improvements, located adjacent to Knabe Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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at the northern access point, and at Lawson road at the southern access area, have been analyzed in the 5136, PDB5137, and PDB-5340. The project completed the Determination of Biological Equivalent or Superior Preservation process to determine areas of conservation and mitigate for impacts to riparian and riverine habitat. To mitigate potential effects to the environment posed by off-site improvements, the project has been conditioned to contract a qualified biological monitor to monitor construction activity. A work plan shall be submitted from the qualified biological monitor to the Environmental Programs Department (EPD) for review and approval. The applicant must provide evidence that the biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visits to confirm completion (COA 60. EPD. 3). The project has also been conditioned to identify all areas of biological sensitivity (e.g. riverine/riparian habitats) on the grading plans and submit them to EPD for review and approval (COA 60. EPD. 4). Therefore, this impact is considered less than significant with mitigation incorporated.

Mitigation: The project has been conditioned prior to grading permit issuance to contract a qualified biological monitor to monitor construction activity. A work plan shall be submitted from the qualified biological monitor to the Environmental Programs Department (EPD) for review and approval (COA 60. EPD. 3). The project has also been conditioned prior to grading permit issuance to identify all areas of biological sensitivity (e.g. riverine/riparian habitats) on the grading plans and submit them to EPD for review and approval (COA 60. EPD. 4).

Monitoring: Monitoring shall conducted by the Environmental Programs Department during the Building and Safety Plan check process.

MANDATORY FINDINGS OF SIGNIFICANCE

46. 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 to 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 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.

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. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials.

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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.

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:

PDB-4252: "General Biological Resources" prepared by L&L Environmental, Inc., dated October 31, 2004.

PDB-4253: "Focused Burrowing Owl and Narrow Endemic Plant Species Surveys", prepared by L&L Environmental, Inc., dated August 29, 2005.

PDB-4254: "Focused Least Bell's Vireo, Southwestern Willow Flycatcher, and Habitat Assessment for Yellow-Billed Cuckoo Surveys", prepared by L&L Environmental, Inc., dated September 16, 2005.

PDB-4671: "Focused Breeding Season Burrowing Owl, Spring Botanical, and Tree Surveys", prepared by L&L Environmental, Inc., dated July 25, 2006.

PDB-4801: "Focused Least Bell's Vireo and Southwestern Willow Flycatcher Survey and Habitat Assessment for Yellow-Billed Cuckoo", prepared by L&L Environmental, Inc., dated November 13, 2006.

PDB-5135: "Focused Breeding Season Burrowing Owl and Spring Narrow Endemic Plant Surveys", prepared by L&L Environmental, Inc., dated June 8, 2007.

PDB-5136: "General Habitat Assessment for the Offsite Areas" prepared by L&L Environmental, Inc., dated June 4, 2007.

PDB-5137: "Jurisdictional Delineation for Proposed Offsite Impacts", prepared by L&L Environmental, Inc., dated May 10, 2007.

PDB-5340: "Determination of Biologically Equivalent or Superior Preservation of Riparian/Riverine Habitat", prepared by L&L Environmental, Inc., dated February 5, 2008.

PD-A-4221 "Archaeological and Paleontological Records Search and Survey" prepared by L&L Environmental, dated January 28, 2005.

"An Archeological Historic Evaluation for Two Historic Structures" prepared by L&L Environmental, dated March 17, 2005.

County Geologic Report (GEO) No. 1585 "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", prepared by Leighton and Associates, Inc., dated December 23, 2005.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GIS: Riverside County Geographic Information System Database.

Temescal Canyon Area Plan, Adopted October 2003.

MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

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Revised: 4/4/08

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33688 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33688, Amended No. 3, dated March 9, 2009.

EXHIBIT L: Preliminary Landscape Plans (Sheets 1-9) of Tentative Tract Map No. 33688, Amended No. 2, dated March 24, 2008.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) 0.7 acre park lot, one (1) 220 square foot landscaped entry lot, one (1) fire access lot, three (3) open space lots totaling 18.2 gross acres, and one (1) 1.06 gross acre detention basin.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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10. GENERAL CONDITIONS

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-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 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 & Safety Department.

10.BS GRADE. 3 MAP-G1.3 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. 4 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 6 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G3.3RETAINING 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 Building and Safety Department form 284-197.

10.BS GRADE. 11 MAP-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing/first course installation, properties of materials to be used [i.e. Fc=2500 p.s.i.]. Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 LEE LAKE WATER & SEWER SERVICE RECOMMND

All lots under Tract Map#33688 are proposing Lee Lake Water District water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with Lee Lake Water District, as well as, all other applicable agencies.

EPD DEPARTMENT

10.EPD. 1 MSHCP SECTION 6.1.2 COMPLIANCE RECOMMND

The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines. Areas of compliance include, but are not limited to:

1. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.
2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.
3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area(s) and/or PQP Lands do not increase.

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 A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 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 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map No. 33688 is a request to subdivide an approximately 42.9-acre site into approximately 49 residential lots along with a detention basin, a park lot and several open space lots. The site is located west of Interstate 15 in the Temescal Canyon area on the north side of Lawson Road east of Knabe Road.

The site lies on a ridge with a large watercourse running northeasterly along the northern boundary with a smaller watercourse running on the northerly side adjacent to Lawson Road. Both watercourses flow to a culvert which conveys flows under the I-15 freeway and downstream to Temescal Wash.

A majority of the developed site is designed to drain to a basin adjacent to Lot 5 which mitigates for both the increased runoff and water quality impacts caused as a result of this development. Flows exiting the basin are conveyed in a storm drain and discharged into the smaller watercourse at the bridge located at the southeasterly entrance to this development. Although the basin is a preliminary design and may require some modification during final design, we note the District has worked closely with the developer on the grading design for this basin and find the basic design acceptable with respect to sideslopes and ramp location.

A small portion, approximately 3.5-acres, of this development conveys runoff westerly in "A" Street to a storm drain located in the vicinity of the western entrance gate. Flows in the storm drain are conveyed northerly and discharged offsite into the larger watercourse in a private drain serving the private road. To help mitigate the water quality impact of this portion of the development, runoff on the southerly side of "A" Street is conveyed into a vegetated swale. No calculations were submitted to support

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

if the length and/or the size of the swale as shown on the exhibit will comply with the mitigation requirements. The swale is adjacent to "A" Street which is shown at a 5% grade. It appears the swale could be extended easterly past the Vista Point Park (Lot 50) with possibly small check dams within the swale to decrease the grade and increase the runoff's contact time with the vegetation.

10.FLOOD RI. 5 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. 6 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.

10.FLOOD RI. 7 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. 8 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 14 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.

10.FLOOD RI. 15 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 15

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16 MAP WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 19 XXM 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

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10.FLOOD RI. 19 XXM SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

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 included as 'exhibit A' in the WQMP. 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 shall mimic the format/template of the final report but can 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 developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should 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. 20 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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND
the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 2 MAP - GEO01585 RECOMMND
County Geologic Report (GEO) No. 1585, submitted for this project (TR33688), was prepared by Leighton and Associates, Inc. and is entitled: "Geotechnical Investigation, 42.8 Acre Knabe Road Property, Tentative Tract Map 33688, County of Riverside California", dated December 23, 2005. In addition, Leighton and Associates, Inc. prepared and submitted the following responses for this project:

"Preliminary Geological Fault Investigation, 42.8 Acre Knabe Road Property, County of Riverside, California," by Leighton and Associates, Inc., dated October 11, 2004. (Previously approved County Geologic Report No. 1343)

"Geotechnical Review and Response to Comments with Respect to Seismic/Geologic/Geotechnical Issues, 42.8 Acre Knabe Road Property, Tract Map 33688, Riverside County, California," by Leighton and Associates, Inc., dated August 31, 2006.

"Geotechnical Response to Comments #2 with Respect to Seismic/Geologic/Geotechnical Issues, 42.8 Acre Knabe Road Property (GEO 1585), Tract Map 33688, Riverside County, California", dated June 11, 2007.

These reports are herein incorporated as a part of GEO No. 1585.

It should be noted that County Geologic Report (CGR) No. 1343 was previously reviewed and approved for this site for project feasibility.

These reports and responses satisfy the requirement for a geologic/seismic report at the planning phase of the project. These reports and responses now supplement the conclusions and recommendations of CGR No. 1343.

GEO No 1585 concluded:

1.The report and responses determined that the closest active fault to the site is the Glen Ivy North fault,

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - GEO01585 (cont.)

RECOMMND

located onsite in the southwestern corner of the property trending in a northwest-southeast direction. There is a potential for surface fault rupture on this fault.

2. The geotechnical consultant determined that the peak ground acceleration for the site is 0.76g. The design earthquake on the Glen Ivy North fault is a magnitude 6.8Mw.

3.The potential for liquefaction at the site is considered to be low, due to the depth of groundwater being greater than 65 feet below ground surface, and the dense nature of the underlying earth materials.

4.Due to the steepness of existing slopes and potentially unfavorable bedding conditions of the underlying bedrock, existing natural slopes supporting the proposed lots along the southeastern margins of the tract may be unstable and require a stabilization/buttress fill.

GEO No 1585 recommended:

1.A fault setback zone has been recommended by the consultant for this project. Human occupancy structures shall not be placed within the setback zone.

2.The seismic design of structures shall adhere to the seismic parameters in the reports and responses and the seismic design requirements in the Uniform Building Code.

3.Additional subsurface exploration is recommended in the area of existing natural slopes supporting the proposed lots along the southeastern margins of the tract once grading plans have been prepared.

Also, it is noted that previously designed 1:1 cut slopes and 1.5:1 fill slopes have been either redesigned to 2:1 or eliminated from the project.

GEO No. 1585 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1585 is hereby accepted for Planning purposes. 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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - GEO01585 (cont.) (cont.) RECOMMND

and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for this tract relative to the fault rupture potential, the required fault setback zone, and potentially unstable slopes, as described elsewhere in this conditions set.

10.PLANNING. 3 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 resonable 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. 4 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique 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. 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 representative and the Planning Director to discuss the significance of the find.

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10.PLANNING. 4 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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. 5 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.

10.PLANNING. 6 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. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those 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. 13 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 R-1-12,000 zone.

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

- b. The front yard setback is 20 feet.
- c. The side yard setback shall not be less than ten percent of the width of the lot, but not less than three (3) feet in width in any event, and need not exceed a width of five (5) feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 40 feet.
- i. The minimum parcel size is 12,000 square feet.
- j. 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. 15 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,

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 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. 17 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

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 18 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 19 MAP- 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.

10.PLANNING. 20 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. 21 MAP - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LANDSCP/IRRIG INSTALL INS."

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10.PLANNING. 23 MAP - WASTE MANAGEMENT RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 21, 2006, summarized as follows:

1. The project has the potential to impact landfill capacity from the generation of solid waste during the construction phase of the project and upon occupancy of the tract.

a. The project proponent shall make every effort to take every means to recycle, reuse and/or reduce the amount of construction and demolition materials generated by the development of the project.

b. Evidence (i.e., receipts or other type of verification to show that efforts have been made shall be presented to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

2. Hazardous materials are not accepted at Riverside County Landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities permitted to receive them, in accordance with local, state, and federal regulations.

10.PLANNING. 24 MAP - VIEW FENCING RECOMMND

Lots numbered 10, 11, 12, 23, 24, 28 through 49 shall be required to have a view fence made of non metallic materials located along the rear property line, as seen on the TENTATIVE MAP.

10.PLANNING. 25 MAP - HOA MAINTENANCE RECOMMND

All open space lots, rear yards located within lots 1-11, 23, and 32 - 45, and Street "A", shall be maintained by the Home Owners Association as shown on the Maintenance Exhibit and Exhibit A.

10.PLANNING. 26 MAP - SINGLE STORY LOTS 32-47 RECOMMND

On the northerly boundary of the TENTATIVE MAP, Lots 32-47, there shall be a minimum of three (3) lots with a single

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - SINGLE STORY LOTS 32-47 (cont.) RECOMMND
 story product type.

TRANS DEPARTMENT

10.TRANS. 1 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 Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Knabe Road (NS) at:
Street A (EW)

Knabe Road (NS) at:
Hunt Road (EW)

Trilogy Parkway (NS) at:
Deer Grass Street (EW)

Trilogy Parkway (NS) at:
Larkspur Drive (EW)

Trilogy Parkway (NS) at:
Club House Drive/Blue Jay Drive (EW)

Southern Hills Drive (NS) at:
Trilogy Parkway (EW)

Reserve Drive (NS) at:
Trilogy Parkway (EW)

Lawson Road (NS) at:
Street A (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.) RECOMMND

Lawson Road (NS) at:
Hunt Road (EW)

Temescal Canyon Road (NS) at:
Lawson Road (EW)

Temescal Canyon Road (NS) at:
Trilogy Parkway (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.

10.TRANS. 2 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. 3 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.

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10. GENERAL CONDITIONS

10.TRANS. 8 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. 9 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.) RECOMMND

final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

50.E HEALTH. 4 MAP - SEWER PLAN - COUNTY RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 5 MAP - ANNEX FINALIZED RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

EPD DEPARTMENT

50.EPD. 1 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.EPD. 2 MAP MSHCP ECS REQUIREMENT RECOMMND

Prior to map recordation the State and Federal Jurisdictional Waters (i.e., Riverine/Riparian habitat) shown on tentative tract map TR33688, amended no. 2, dated 6/4/07 will be labeled as the "MSHCP Riverine/Riparian Area" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP MSHCP ECS REQUIREMENT (cont.) RECOMMND

(EPD) .

ECS map must be stamped by the Riverside County Surveyor with the following notes marked (X) below:

[X] "All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions."

[X] "All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64."

[X] "County Biological Report(s) No. PDB04251 thru -54 were prepared for this property by L&L Environmental, Inc. and are on file at the County of Riverside Environmental Programs Department."

[X] "No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

[X] "The Riverine/Riparian Area will be required to be dedicated to a Home Owners Association (HOA) or entity approved by EPD."

50.EPD. 3 MAP - MSHCP LIGHTING PLAN RECOMMND

Prior to recordation of a final map or building permit issuance which ever comes first, a lighting plan shall be submitted to the Environmental Programs Department (EPD) for review and approval. Night lighting shall be directed away from the MSHCP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area and/or PQP lands does not increase. These requirements shall be incorporated into the lighting improvement plan submitted to the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.EPD. 4 MAP- HOA CREATION

RECOMMND

Prior to building permit issuance, a homeowners' association ("HOA"), property management firm, or other acceptable entity to the County shall be created and shall be made responsible for the maintenance and repair of all common areas, including any common open space which may be established in accordance with the requirements of the County Zoning Ordinance or these proffers. The HOA shall be granted such other responsibilities, duties, and powers as are customary for such associations, or as may be required to effect the purposes for which such HOA is created. Such HOA shall also be granted sufficient powers, as may be necessary, by regular or special dues or assessment, to raise revenues sufficient to perform the duties assigned hereby, or by the documents creating the Association. In addition to any other duties and responsibilities as may be assigned to it, the HOA shall have title to and responsibility for (i) all common open space areas not dedicated to public use in accordance with these proffers and (ii) any common buffer areas located outside of residential lots.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

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 per the 2001 UFC, Article 9, Section 902.2.2.1) 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. 4 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.

50.FIRE. 5 MAP-#88-ECS-AUTO/MAN 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. 6 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

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. 7 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. 8 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.

50.FIRE. 9 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

50.FIRE. 10 MAP- ECS EASEMENTS RECOMMND

PRIOR TO MAP RECORDATION A COPY OF THE CC&R SHALL BE PROVIDED TO THE FIRE DEPARTMENT. CC&R'S SHALL BE FORWARDED TO COUNTY COUNCIL FOR REVIEW AND APPROVAL OF THE EASEMENTS.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 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. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

50.FLOOD RI. 5 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. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS FAULT HAZARD RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 1585 was prepared for this project by Leighton and Associates. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1585, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 2 MAP - ECS UNSTABLE SLOPES 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. 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. 1585, contain areas of potentially unstable slopes. These areas must be assessed by the project engineering geologist and/or geotechnical engineer during grading plan design and permitting and all potentially unstable slopes must be appropriately mitigated during site grading."

50.PLANNING. 3 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 5 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 12,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the One Family Dwelling (R-1-12,000) zone, and with the Riverside County Integrated Project (RCIP).
- 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 40 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 10 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 Riverside County Economic Development Agency or other entity acceptable to the Planning Director, which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP- QUIMBY FEES (1) (cont.) RECOMMND

and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 14 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. 31 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. 34 MAP- CC&R RES HOA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

MAP- CC&R RES HOA COM. AREA (cont.)

RECOMMND

restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

4. A deposit for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners'

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP- CC&R RES HOA COM. AREA (cont.) (cont.) RECOMMND

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 the Declaration.

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

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

50.PLANNING. 35 MAP - CSA ANNEXATION LIGHTING RECOMMND

The project proponent SHALL CONTACT THE COUNTY SERVICES AREA (CSA) PROJECT MANAGER TO FILE AN APPLICATION FOR ANNEXATION OR INCLUSION INTO CSA FOR STREET SWEEPING.

50.PLANNING. 36 MAP- CC&R RES YARD&BLDG LIGHT RECOMMND

In conjunction with 50. PLANNING.34 the land divider shall (a) notify the Planning Department that the following

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50.PLANNING. 36

MAP- CC&R RES YARD&BLDG LIGHT (cont.)

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP- CC&R RES YARD&BLDG LIGHT (cont.) (cont.)RECOMMND

Each individual homeowner lot must have an individual post light that shall be installed by the developer and maintained by the homeowners' association. There shall be no uplighting (fixtures directed upward towards the night sky) and all lighting fixtures shall be shielded to direct all lighting downwards so that there is minimal interference with the night sky.

Each individual homeowner lot shall be required to have an individual light pole. The light pole shall function from dusk until dawn (5pm to 6am Daylight Savings Time, or 7pm to 7am). Any malfunctions with the light poles shall be the sole responsibility of the homeowners' association for maintenance and/or replacement.

Each individual homeowner lot shall be required to have a light pole that is a minimum of four feet in height and a maximum of six feet in height. The light pole shall be located a minimum of 2 feet from the edge of the street curb and a maximum of 10 feet from the edge of the street curb. Each light pole needs to be architecturally consistent with the overall theme of the development. Modification to the development standards of the light poles is at the discretion of the Planning Director.

All fixtures that are affixed to residential structures shall also have no uplighting and shall be shielded to direct all lighting downwards.

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - TS/GEOMETRICS (cont.) RECOMMND

Gated access points on "A" Street at Knabe Road and at Lawson Road shall be designed in accordance with County Guidelines.

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.

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

50.TRANS. 3 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 project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 4 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 7 MAP - EASEMENT 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. 8 MAP - ACCESS RESTRICTION RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 10 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. 12 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with MS3830 (IP10045).

50.TRANS. 14 MAP - LANDSCAPE EASEMENT RECOMMND

An easement shall be dedicated for the landscape and the trail maintenance of "A" Street entry. The limits of the easement shall be as directed by the Transportation Department and shall be coordinated with the landscape maintenance district.

50.TRANS. 15 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. 16 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. 18 MAP - STREET SWEEPING RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be dark sky lighting and designed to be constructed at the street intersections, knuckles, and end of cul-de-sac 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

NOTE: Per PC hearing on 10/1/08, no street lights are required on interior streets. However, street light will be required on Knabe Road.

50.TRANS. 28 MAP- CORNER CUT-BACK I 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. 32 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 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. 34 MAP - DEDICATION RECOMMND

Interior streets "B" to "E" (privately maintained) are designated as local private streets and shall be improved with 36 foot full-width AC pavement rolled concrete curb and 6' sidewalk adjacent to the right-of-way line within the 56' full-width dedicated right-of-way in accordance

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34

MAP - DEDICATION (cont.)

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with County Standard No. 105, Section "A". (36'/56')
(Modified for rolled curb.)

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

"A" Street (privately maintained), from lot 28 to westerly
tract boundary, is designated as a local privately
maintained street and shall be improved with 36 foot
full-width AC pavement rolled concrete curb within the 56'
full-width dedicated right-of-way in accordance with County
Standard No. 105, Section "A". (36'/56') (Modified for
rolled curb.)

NOTE: A 5' sidewalk on the north side shall be constructed
adjacent to the right-of-way line and 5' D.G.
Multi-Purpose Trail shall be constructed on the south
side, adjacent to the right-of-way, within the 10'
parkway.

"A" Street (privately maintained) from lot 28 to Lawson
Road is designated as a local privately maintained street
and shall be improved with 36 foot full-width AC pavement
rolled concrete curb within the 51' full-width dedicated
right-of-way in accordance with County Standard No. 105,
Section "A". (36'/51') (Modified for rolled curb and
right-of-way.)

NOTE: A 5' sidewalk on the north side shall be constructed
adjacent to the right-of-way line and 5' D.G.
Multi-Purpose Trail shall be constructed on the south
side, within the 5' parkway.

"A" Street (privately maintained), from the westerly tract
boundary to Trilogy Parkway (Knabe Road), is designated as
an entry road and shall be improved with 46 foot full-width
AC pavement, rolled concrete curb and 5' D.G. Multi-Purpose
Trail 3' from curb line within the 61' full-width dedicated
right-of-way in accordance with Multi-Purpose Trail 3' from
curb line within the 61' full-width dedicated right-of-way
in accordance with County Standard No. 105, Section "A".
(46'/61') (Modified for right-of-way.)

NOTE: A 5' Multi-Purpose Trail on one side shall be
constructed 3' from curb line within the 10' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34 MAP - DEDICATION (cont.) (cont.) RECOMMND

A 6' landscaped entry median shall be constructed at the centerline of the street.

50.TRANS. 35 MAP - EXISTING MAINTAINED RECOMMND

Lawson Road within tract boundaries is designated as a County maintained local road and shall be improved with 36' full-width AC pavement, rolled concrete curb, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 56 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for rolled curb.)

NOTE 1: An 8' Multi-Purpose Trail shall be constructed adjacent to curb line within the 10' parkway.

NOTE 2: Proposed 9' retaining wall on east side of Lawson Road shall be constructed outside of the public right-of-way.

50.TRANS. 40 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two (2) paved access roads to a paved and maintained road.

First access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department and it shall be the southwesterly extension of Lawson Road to a paved County maintained Hunt Road.

The second offsite access road shall be constructed in accordance with the improvements described in the last paragraph of condition 50.TRANS.34 and it shall be the westerly extension of "A" Street from the westerly tract boundary to Trilogy Parkway.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 42 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 2 MAP-G2.3SLOPE EROS CL PLAN RECOMMND

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

60.BS GRADE. 3 MAP-G2.4GEOTECH/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.*

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

*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. 4 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 7 MAP-G2.14OFFSITE 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. 12 MAP-G1.4 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 (916) 657-1146.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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. 13 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. 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 and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 MSHCP LANDSCAPING PLAN

RECOMMND

Prior to grading permit issuance, a final landscaping plan shall be submitted to the Environmental Programs Department for final review and approval. The plant pallet shall avoid the list of invasive species identified in the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) as those species are to be avoided adjacent to the MSHCP Conservation Area and/or Public/Quasi-Public (PQP) lands. (MSHCP Final in Volume I, Section 6 in Table 6.2 on page 6-44 through 6-64).

60.EPD. 2 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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.

60.EPD. 3 BIOLOGICAL MONITOR - MSHCP RECOMMND

Prior to grading permit issuance, a qualified biological monitor shall be contracted to provide biological monitoring of the construction activities. A work plan shall be submitted to the Environmental Programs Department (EPD) to review and approved from the qualified biological monitor that may include, but not be limited to pre-construction surveys, Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. 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.

60.EPD. 4 MSHCP GRADING PLAN REVIEW RECOMMND

Prior to issuance of the grading permit the applicant shall be required to provide documentation to comply with the MSHCP requirements. All areas of biological sensitivity (e.g. riverine/riparian habitats) shall be identified on the grading plan. The report shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside County Multiple Species Habitat

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 MSHCP GRADING PLAN REVIEW (cont.) RECOMMND
Conservation Plan (MSHCP).

60.EPD. 5 EPD - PRECONSTRUCTION NESTING RECOMMND

DUE TO OBSERVAATIONS ONSITE OF NESTING COOPER'S HAWKS A
PRECONSTRUCTION SURVEY FOR NESTING BIRDS MUST BE CONDUCTED
WITHIN 30 DAYS OF COMMENCEMENT OF GRADING ACIVITIES BY A
QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY
AND THE RESULTS SUBMITTED TO EPD FOR REVIEW.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks,
water and access for new single family dwellings that are
in a hazardous fire area. 50' SETBACK SHALL BE REQUIRED
FOR STRUCTURES

60.FIRE. 2 MAP-#004 FUEL MOD/WALL RECOMMND

Prior to the issuance of a grading permit, the developer
shall prepare and submit to the fire department for
approval a fire protection/vegetation management that
should include but not limited to the following items:

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

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

** A 6' BLOCK WALL SHALL BE BUILT TO THE REAR OF LOTS 25 -
29 - 30 - 31 - 32

* FUEL MODELING PROGRAM SHALL BE UTILIZED TO DETERMINE

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 2 MAP-#004 FUEL MOD/WALL (cont.) RECOMMND

REQUIRED FUEL MODIFICATION

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 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. 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.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - UNSTABLE SLOPES RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, ALL POTENTIALLY UNSTABLE SLOPES IDENTIFIED IN COUNTY GEOLOGIC REPORT GEO01585 SHALL BE APPROPRIATELY INVESTIGATED AND MITIGATION RECOMMENDATIONS FORMULATED. A REPORT OF THIS INVESTIGATION AND MITIGATION RECOMMENDATIONS SHALL BE SUBMITTED TO THE COUNTY GEOLOGIST FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF GRADING PERMITS.

60.PLANNING. 2 MAP - FAULT HAZARD RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, ALL GRADING PLANS SHALL BE REVIEWED AND APPROVED BY THE CONSULTING GEOLOGIST OF RECORD AND THE GRADING PLANS SHALL BE STAMPED AND SIGNED BY THE CONSULTING GEOLOGIST OF RECORD, ACCORDINGLY. THIS REVIEW AND APPROVAL MUST ADDRESS, AT A MINIMUM, THE LOCATION OF ALL MAPPED FAULTS AND REQUIRED FAULT SETBACKS.

THESE APPROVED GRADING PLANS SHALL BE SUBMITTED TO THE COUNTY GEOLOGIST FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF GRADING PERMITS.

60.PLANNING. 4 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring and mitigation services. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. 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 tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 10 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 11 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show: 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. 12 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15

MAP - OAK TREE PRESERVATION

RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - OAK TREE PRESERVATION (cont.) RECOMMND

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 18 MAP - SECTION 404 PERMIT RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SECTION 404 PERMIT (cont.) RECOMMND

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. 21 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. 22 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 ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 28 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 774 and Change of Zone No. 7258 have been approvd and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 29 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. 30 MAP- NATIVE AM. MONITORING RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Band of Luiseno.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP- NATIVE AM. MONITORING (cont.) RECOMMND

Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources.

60.PLANNING. 32 MAP- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the 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 in the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition upon submittal of the Phase IV Archaeological Monitoring report to the County Archaeologist.

60.PLANNING. 33 MAP - SECTION 1601/1603 PERMIT RECOMMND

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.

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70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 FINAL BIO MONITERING REPORT RECOMMND

Prior to final grading 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 evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. 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.

70.EPD. 2 MSHCP GRADING COMPLIANCE RECOMMND

Prior to final grading inspection the Environmental Programs Department (EPD) shall ensure compliance with Section 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 MAP - MSHCP LIGHTING PLAN RECOMMND

Prior to recordation of a final map or building permit issuance which ever comes first, a lighting plan shall be submitted to the Environmental Programs Department (EPD) for review and approval. Night lighting shall be directed away from the MSHCP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area and/or PQP lands does not increase. These requirements shall be incorporated into the lighting improvement plan submitted to the Transportation Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3

MSHCP SIGNAGE

RECOMMND

Prior to building permit issuance, the applicant must provide documentation that the Riverine/Riparian, Vernal Pool, and Fairy Shrimp habitat be adequately identified through the use of signage from the public. The Home Owners Association (HOA) or other acceptable entity to the County shall be responsible for maintenance and upkeep of the signage aid in the preservation the Riverine/Riparian, Vernal Pool, and Fairy Shrimp habitat on-site.

1)Sign Frequency - Signage shall be installed at predictable intervals alerting residents/public of areas of biological sensitivity. Signage should be spaced no further than 100 feet apart.

2)Sign Content - Signage should present only pertinent information in as clear a manner as possible. Items to consider when determining sign content include: Graphics - Sign graphics should be clear, visible at a distance and able to be interpreted at the speed of trail users. When possible, universal symbols should be utilized.

3)Language - The language used on trail signage should be easily understood by the variety of trail users. Language barriers can be overcome by using the universal symbols in place of text.

4)Target Age Groups - Signs should have graphics and language that are understood by the variety of age groups using the trail.

FIRE DEPARTMENT

80.FIRE. 1

MAP - HFA SETBACK & APPROVAL

RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area. 50' SETBACK SHALL BE REQUIRED FOR ALL STRUCTURES.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

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. 3 MAP - SECONDARY/ALTER ACCESS RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 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. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco 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. 15 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.

The plot plan shall contain the following elements:

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16

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.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - BUILDING SEPARATION 2 RECOMMND

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

80.PLANNING. 18 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 Countywide Design and Landscape Guidelines.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP- FINAL SITE PLAN (cont.) RECOMMND

For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPEMENT plot plan conditon of approval shall be cleared individually.

80.PLANNING. 20 MAP - FRONT YARD LANDSCAPING RECOMMND

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.

80.PLANNING. 21 MAP - PARKING/LANDSCAPING PLAN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of

TRACT MAP Tract #: TR33688

Parcel: 283-140-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 MAP - PARKING/LANDSCAPING PLAN (cont.) RECOMMND

the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 22 MAP - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 24 MAP - LNDSCLPE INSPECTION DEPOS RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

TRACT MAP Tract #: TR33688

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25

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. The plans shall show a view fence made of non metallic materials located on the rear property lines for lots numbered 10, 11, 12, 23, 24, and 28 through 49 as shown on Exhibit A. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

TRANS DEPARTMENT

80.TRANS. 1

MAP - TS/ENGINEERING STUDY

RECOMMND

The project proponent shall prepare an engineering study in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD) to determine if the installation of "All-Way Stop" control at the intersection of Hunt Road and Lawson Road would be appropriate.

80.TRANS. 2

MAP - TS/ALL-WAY STOP CONTROL

RECOMMND

If the County determines that "All-Way Stop" control should be installed at the intersection of Hunt Road and Lawson Road, the project proponent shall install the "All-Way Stop" control, including advance flashing lights and warning signs to alert drivers of the "Stop" sign ahead.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

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

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 MAP - SPECIAL CONST./INSPECTIO RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

- *SIGNAGE FOR EASEMENTS
- *SPECIAL CONSTRUCTION FOR LOTS 24-28-29-30-31

Riverside office (951)955-4777
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

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 County of Riverside Economic Development Agency (EDA) or other entity acceptable to the Planning Director.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP- MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40576

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

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - LNDSKP/IRRIG INSTALL INS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSKPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

90.PLANNING. 15 MAP - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 16 MAP - COMPLY W/ LNDSKP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - COMPLY W/ LNDSCP/IRRIG (cont.) RECOMMND

Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

NONE

with fee credit eligibility

NONE

with no credit given for Traffic Signal Mitigation Fees
or as approved by the Transportation Department

90.TRANS. 2 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

TRACT MAP Tract #: TR33688

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - 80% COMPLETION (cont.) RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3 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. 5 MAP - STREET LIGHTS INSTALL RECOMMND

Install dark sky lighting streetlights at the street intersections, knuckles, and end of cul-de-sac 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.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

TRACT MAP Tract #: TR33688

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

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).

NOTE: Per PC hearing on 10/1/08, no street lights are required on interior streets. However, a street light may be required on Knabe Road.

90.TRANS. 6 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. 7 MAP - GRAFFITI ABATEMENT 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. 9 MAP - LANDSCAPING 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.

TRACT MAP Tract #: TR33688

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

MAP - ANNEX L&LMD/OTHER DIST1

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 right-of-way of Lawson Road and "A" Street entry, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights on Trilogy Parkway (Knabe Road) only.
- (4) Graffiti abatement.
- (5) Street sweeping.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

MAP- SUBMIT PARK PLANS

RECOMMND

Prior to issuance of the 15th building permit within TTM33688, detailed park plans shall be submitted to the Planning Department and the Riverside County Open Space and Parks District for review and approval. The plans shall detail the park area designated as Lot 50 of the TENTATIVE MAP.

The detailed park plans shall be defined as follows and shall conform with the design criteria in the preliminary landscape plan for the TENTATIVE MAP. The detailed park plans shall be defined as follows and shall conform with the design criteria in the preliminary landscape plan for the TENTATIVE MAP, Exhibit L. The park plans need not be working drawings but shall include landscaping and irrigation plans, descriptions, and placement of recreational facilities and documentation that provides for a permanent maintenance mechanism for the park area and its ancillary facilities

03/26/09
10:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 70

TRACT MAP Tract #: TR33688

Parcel: 283-140-010

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 2

MAP- CONSTRUCT PARK

RECOMMND

Prior to issuance of the 29th building permit within TTM33688, the park area designated as Lot 50 on the TENTATIVE MAP shall be constructed, fully operable and a permanent maintenance mechanism/entity shall be in place to undertake responsibilities for maintaining the park and facility. Documentation that provides for a permanent maintenance mechanism for the park area shall be provided.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 9, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Building & Safety (Grading)
Dept. of Building & Safety (Jon Vasquez)
Regional Parks & Open Space District
Co. Geologist
Andrew Huneck
Environmental Programs Department
Riverside Sheriff's Dept.
Riverside Waste Dept.
CSA #152B
EDA -
P.D. Trails – Jerry Jolliffe
Commissioner Roth

Supervisor Buster
Corona /Norco Unified School
City of Corona
Lee Lake Water District
SBC
Southern CA Edison
Southern CA Gas
CA Dept. of Fish and Game
Santa Ana Regional WQCB
Caltrans #8
US Fish and Wildlife Service
US Postal Service
EIC
Army Corps of Engineers
Greater Lake Matthews Area Association
Pechanga Indian Reservation

TENTATIVE TRACT MAP NO. 33688 – CHANGE OF ZONE NO. 7258 – GENERAL PLAN AMMENDMENT NO. 774
- EA40576 – Applicant: James Rapp – Engineer/Representative: David Jeffers Consulting Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Road, and westerly of Lawson Road – 42.9 Acres - Zoning: Residential Agriculture - 2 and 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** Schedule A subdivision of 42.9 acres into 53 residential lots, 1 park, 3 open space lots, and 1 detention basin, with a proposed minimum lot size of 10,000 sq. ft. The change of zone proposes to change the current zoning from Residential Agriculture with a minimum lot size of 2 1/2 acres (R-A 2 1/2) to One-Family Dwellings with a minimum lot size of 10,000 sq. ft. (R-1-10,000). The general plan amendment proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum) - APNs: 283-140-004, 006, 007, 008, 009, 010 - Related Cases: N / A - Concurrent Cases: N / A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 2, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at (951) 955-5133.

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 774, Change of Zone No. 7258, Tentative Tract Map No. 33688, and EA40576

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

GENERAL PLAN AMENDMENT NO. 774 proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum).

CHANGE OF ZONE NO. 7258 proposes to change the site's current zoning classification from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings - 12,000 square foot minimum (R-1-12,000), which allows for a minimum lot size of 12,000 square feet.

TENTATIVE TRACT MAP NO. 33688 proposes a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) park lot totaling 0.7 gross acres, one (1) 220 square foot landscaped lot, one (1) lot for fire access, three (3) open space lots totaling 18.2 gross acres, and one (1) lot totaling 1.06 gross acres for the installation of a detention basin.

The project is located in the Temescal Canyon Area Plan of the Western Riverside County, more specifically northerly of Hunt Road, southerly of Stone Canyon Drive, easterly of Trilogy Parkway, and westerly of Lawson Road.

MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jim Phithayanukarn Title: Project Manager Date: April 14, 2008

Applicant/Project Sponsor: James Rapp Date Submitted: December 16, 2005

ADOPTED BY: Planning Commission

Person Verifying Adoption: Ron Goldman Date: July 23, 2008

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Jim Phithayanukarn at (951) 955-5133.

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: _____

Project Title: General Plan Amendment No. 774, Change of Zone No. 7258, and Tentative Tract Map No. 33688
Lead Agency: County of Riverside Planning Dept. **Contact Person:** Jim Phithayanukarn
Mailing Address: 4080 Lemon Street, 9th Floor PO Box 1409 **Phone:** (951) 955-5133
City: Riverside **Zip:** 92502-1409 **County:** Riverside

Project Location

County: Riverside **City/Community:** Glen Ivy Hot Springs
Cross Streets: Easterly of Knabe Road and Northerly of Lawson Road. **Zip Code:** 92883 **Total Acres:** 42.9
Assessor's Parcel No(s): 283-140-004, 006, 007, 008, 009, 010 **Section** 34 **Twp:** 4 South **Range:** 6 West **Base:** San Bernardino
Within 2 miles: **State Hwy#:** Interstate 15 **Waterways:** Temescal Wash
Airports: N/A **Railways:** Burlington North and Sante Fe Railway Company **Schools:** Temescal Valley Elementary School

Document Type:

CEQA: NOP Draft EIR Early Cons Supplemental EIR Neg Dec Subsequent EIR Mit Neg Dec Other _____
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 49 Acres 42.9 Transportation: Type _____
 Office: Sq.Ft _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.Ft _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Industrial: Sq.Ft _____ Acres _____ Employees _____ Waste Management: Type _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues That May Have A Significant or Potentially Significant Impact

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archaeology/Historical Minerals Soil Erosion/Compaction/Grading Growth Inducing
 Biological Resources Noise Solid Waste Land Use
 Coastal Zone Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Drainage/Absorption Public Services/Facilities Traffic/Circulation Other: _____
 Economic/Jobs Recreation/Parks Vegetation
 Fiscal

Present Land Use/Zoning/General Plan Designation: The project site currently contains two (2) existing dwellings. The existing zoning of the project site is Residential Agricultural - 2 1/2 Acre minimum (R-A-2 1/2). The existing General Plan land use designation is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum).

Project Description (use separate sheet if necessary):

GENERAL PLAN AMENDMENT NO. 774 proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum). CHANGE OF ZONE NO. 7258 proposes to change the site's current zoning classification from Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to One Family Dwellings with a minimum lot size of 12,000 square feet (R-1-12,000). TENTATIVE TRACT

MAP NO. 33688 proposes a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) park lot totaling 0.7 gross acres, one (1) 220 square foot landscaped lot, one (1) lot for fire access, three (3) open space lots totaling 18.2 gross acres, and one (1) lot totaling 1.06 gross acres for the installation of a detention basin.

Reviewing Agencies Checklist

(Recommend Clearinghouse distribution by checking appropriate boxes)

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating/Waterways, Dept. of Calif. Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 8 (Santa Ana) |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Education, Dept. of Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Fish & Game Region #6 | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing and Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Public Review Period (to be filled in by lead agency)

Starting Date: June 5, 2008

Ending Date: July 4, 2008

<p>Lead Agency: <u>Riverside County Planning Department</u></p> <p>Consulting Firm <u>Riverside County</u></p> <p>Address: <u>4080 Lemon Street</u></p> <p>City/State/Zip: <u>Riverside CA 9502</u></p> <p>Contact: <u>Jim Phithayanukarn</u></p> <p>Phone: <u>951-955-5133</u></p>
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<p>Applicant <u>David Jeffers Consulting Inc.</u></p> <p>Address: <u>19 Spectrum Pointe Drive, Suite 609</u></p> <p>City/State/Zip: <u>Lake Forest, CA 92630</u></p> <p>Phone: <u>(949) 586-5778</u></p>

Signature of the Lead Agency Representative _____ Date: April 9, 2008

Envelopes to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
Certified or Fed Ex packages to: State Clearinghouse, 1400 Tenth Street, Suite 222, Sacramento, CA 95814

Revised: 6/12/07
 Y:\Planning Case Files-Riverside office\TR33688\TR33688 NOC Env. Trans. (4-9-08.doc



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 21, 2006

Vanessa Ng, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: General Plan Amendment No 774, Change of Zone No. 7258, Tentative Tract Map No. 33688
Proposal: 1) Change the General Plan Land Use Designation from RC-EDR – 2 Acre Minimum to LDR - 1/2 Acre Minimum; 2) Change the zone from R-A 2 ½ to R-1-10,000; 3) divide 42.9 acres into 53 residential lots, 1 park, 3 open space lots, and 1 detention basin, with a proposed minimum lot size of 10,000 sq. ft.
APN: 283-140-004, -006, -007, -008, -009, -010

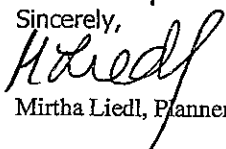
Dear Ms. Ng:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Hunt Road, east of Trilogy Parkway, south of Stone Canyon Road, and west of Lawson Road, in the Glen Ivy Zoning Area. The Department recommends that the following conditions become Conditions of Approval for the project:

1. The project has the potential to impact landfill capacity from the generation of solid waste during the construction phase of the project and upon occupancy of the tract. 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 project proponent shall do the following prior to the issuance of occupancy permits:
 - a. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.
 - b. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities permitted to receive them, in accordance with local, state, and federal regulations.
3. The project proponent shall consider the use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries and shall try to establish a green and woody waste recycling program for all landscaped areas, especially for developments with large common green areas, such as golf courses or parks, through such methods as grinding or composting (i.e., leaving grass clippings on lawn or sending separated material to composting facility).

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,


Mirtha Liedl, Planner

PD#42151



Southern California
Gas Company
1981 W. Lagonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003
Redlands, CA 92373-0306

A  Sempra Energy[®] utility

March 7, 2006

RIVERSIDE COUNTY PLANNING DEPT.
P.O. Box 1409
Riverside, CA 92502-1409

Attention: Vanessa Ng, Project Planner

Re: Tentative Tract Map No. 33688 – Change of Zone No. 7258 – General
Plan Ammendment No. 774 – EA 40578

Dear: Ms. Ng

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

Bryan Wilkie
Technical Services Supervisor

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 9, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Building & Safety (Grading)
Dept. of Building & Safety (Jon Vasquez)
Regional Parks & Open Space District
Co. Geologist
Andrew Huneck
Environmental Programs Department
Riverside Sheriff's Dept.
Riverside Waste Dept.
CSA #152B
EDA -
P.D. Trails - Jerry Jolliffe

Supervisor Buster
Corona /Norco Unified School
City of Corona
Lee Lake Water District
SBC
Southern CA Edison
Southern CA Gas
CA Dept. of Fish and Game
Santa Ana Regional WQCB
Caltrans #8
US Fish and Wildlife Service
US Postal Service
EIC
Army Corps of Engineers
Greater Lake Matthews Area Association
Pechanga Indian Reservation.

TENTATIVE TRACT MAP NO. 33688 - CHANGE OF ZONE NO. 7258 - GENERAL PLAN AMMENDMENT NO. 774
- EA40576 - Applicant: James Rapp - Engineer/Representative: David Jeffers Consulting Inc. - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) - Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Road, and westerly of Lawson Road - 42.9 Acres - Zoning: Residential Agriculture - 2 and 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** Schedule A subdivision of 42.9 acres into 53 residential lots, 1 park, 3 open space lots, and 1 detention basin, with a proposed minimum lot size of 10,000 sq. ft. The change of zone proposes to change the current zoning from Residential Agriculture with a minimum lot size of 2 1/2 acres (R-A 2 1/2) to One-Family Dwellings with a minimum lot size of 10,000 sq. ft. (R-1-10,000). The general plan amendment proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum) - APNs: 283-140-004, 006, 007, 008, 009, 010 - Related Cases: N / A - Concurrent Cases: N / A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 2, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at (951) 955-5133.

COMMENTS: SEE ATTACHED.

DATE: 2/19/06

SIGNATURE: JOHN ROTH

PLEASE PRINT NAME AND TITLE: 1ST DISTRICT PC

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.

2/19/06

1. MET w/ J. ULLMER, JAMES RAPP, RENATA WRACKI, LEANNE EDWARDS of VANESSA NG RE: FTM ON JAN 23, 2006 AT CAC.

2. MET WITH ALL EXCEPT LEANNE EDWARDS AT PROJECT SITE ON FEBRUARY 2, 2006.

3. CONCERNS EXPRESSED AT ABOVE MEETING WERE:

- DENSITY, LOT SIZES & LAND USE COMPATIBILITY IN AN ESTATE SENSITIVE RURAL FOUNDATION AREA. THE GPR WOULD CONVERT A RURAL DESIGNATION INTO A COMMUNITY DEVELOPMENT DESIGNATION (R-1-10,000)
- DRAINAGE & ACCESS FROM THE SOUTH OVER AN ACTIVE STREAMBED. A BRIDGE WAS SUGGESTED
- GRATING OF ACCESS FROM THE WEST AROUND A STEEP HILLSIDE
- THREE POSSIBILITIES FOR SEWER CONNECTIONS. GRAVITY FLOW DOWN LAWSON ROAD & UNDER T-15 IS PREFERRED.
- PRESERVATION OF NATIVE TREES IN SOUTH END STREAM BED AND ALL OPEN SPACES.
- SEISMIC ACTIVITY ALONG NORTHWEST TRENDING FAULT PASSING TRAM PARK/JUSTA POINT AND ACROSS WEST ACCESS ROAD
- SIZE OF "TRAM PARK/JUSTA POINT"
- SLOPES, LANDSCAPING & OUTFLOW FROM LARGE "HOLE-IN-THE-GROUND" DETENTION BASIN.
- SEE VANESSA NG FOR ADDITIONAL ITEMS.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA. 92501
951.955.1200
951.788.9965 FAX

56185.1

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: Vanessa Ng

Re: Change of Zone 7258

Area: Jemesca Canyon

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 Amy Johnson of this office at 951.955.2511.

Very truly yours,

for Robert J. Cullen
ROBERT J. CULLEN
Senior Civil Engineer

DATE: March 21, 2006

c:

COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: 9-9-05 PARCELS/LOTS: 55
RE: SUBDIVISION NO. 33688 ZONING: R-1-10000
PARCEL MAP NO. _____ MAP SCHEDULE: A
MOBILEHOME, T.T., R.V., PARK _____ OTHER: _____

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Lee Lake Water District WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 7-12-05
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(CLASS C, CLASS D, OTHER SUBDIVISION _____.)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Lee Lake Water District SEWER SYSTEM AS PER LETTER DATED 7-12-05
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY _____
JOB/PROJECT # _____ DATED _____
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (5' DIA.) _____ VERT. FT. (6' DIA.)
PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD _____
REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA
 REQUIRED

REMARKS: _____

BY [Signature]
ENVIRONMENTAL HEALTH SPECIALIST

[Signature]

EASTERN INFORMATION CENTER

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

Department of Anthropology, University of California, Riverside, CA 92521-0418

(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu

Inyo, Mono, and Riverside Counties

February 28, 2006

TO: Vanessa Ng
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review
Case: TR-33688/CZ-7258/GPA-774—EA No. 40576

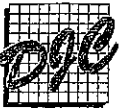
Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources

- The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- A Phase I cultural resource study (RI-) identified one or more cultural resources
- The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- A Phase I cultural resource study (RI-4910) identified a potentially historic house and associated structure, but did not formally record these resources.
- There is a low probability of cultural resources. Further study is not recommended
- If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- Due to the archaeological sensitivity of the area as assessed in the Phase I study (RI-4910), earthmoving during construction should be monitored by a professional archaeologist.
- The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
 - Phase I Records search and field survey
 - Phase II Testing [Evaluate resource significance; propose mitigation measures for 'significant' sites]
 - Phase III Mitigation [Data recovery by excavation, preservation in place, or a combination of the two]
 - Phase IV Monitor earthmoving activities

COMMENTS: The Phase I study (RI-4910) also recommends that the house and associated structure be subjected to an historic evaluation if they are to be demolished.

If you have any questions, please contact us.

Eastern Information Center



May 25, 2007

Mr. Jim Phithayanukarn
County of Riverside Planning Department
4080 Lemon St., 9th Floor
Riverside, CA 92502

RE: TTM 33688 – DESCRIPTION OF RECENT CHANGES
(JN: 136-001)

Dear Jim,

In an effort to expedite the processing of this amended TTM that was delivered to you on May 17, 2007 we have compiled the following list of changes made to the TTM since the last amended was returned to us:

1. Lawson Road was redesigned to eliminate the retaining wall on the northwest side of the road and to stay out of the jurisdictional drainage on that side. This caused a retaining wall to be designed on the southeasterly side of Lawson, outside the R/W. This retaining wall will be maintained by the project HOA.
2. The "bulb" turn-around on "A" Street at Lawson Road was moved northwesterly to remove it from the bridge footprint (thereby reducing the cost of the bridge) yet still providing a turn-around before the gates.
3. The entry gate width is a minimum of 20 feet in width for both gates at both locations for this project.
4. Lawson Road was moved northwesterly at "A" street in order to maintain the existing driveway access on the southeasterly side for Mr. Steve Simmons.
5. The previously designed 1:1 cut slope with geo-grid on the southeasterly side of Lawson has been eliminated in favor of a more standard 2:1 slope.
6. The previously designed rip-rap slope protection near the intersection of Hunt Road and Lawson has been eliminated as we are not proposing any grading in this area.
7. The previously designed grading for the westerly entry road off of Trilogy Parkway was significantly reduced. The 1:1 cut slope with geo-grid (a vertical cut of just over 75 feet) was reduced to a retaining wall with a maximum height of about 10 feet.
8. The previously designed 1.5:1 fill slope with geo-grid at the westerly entrance road off of Trilogy Parkway was redesigned with a standard 2:1 fill slope.
9. The previously designed bio-swale at the westerly end of "A" Street was widened from 2 feet to 10 feet at the request of Flood Control.
10. A Fire Department access strip lot was added on the northerly row of lots (currently between lots 41 and 42) at the request of the Fire Department.
11. At the request of Commissioner Roth, all perimeter lots were reduced in size from 20,000 s.f. to 12,000 s.f. with the open space area previously included within the residential lots being put into its own lot for open space maintenance purposes. Lot lines and grading were adjusted accordingly.
12. The project lot yield was reduced from 50 to 49 lots.



Mr. Jim Phithayanukarn
May 25, 2007
Page 2 of 2

13. A sanitary sewer line was extended southwesterly from the "B" Street cul-de-sac to serve neighbors (Mr. and Mrs. Bledsoe and Mr. and Mrs. Booth.)
14. The proposed 13-foot high retaining wall, associated grading, landscaping, storm drain facilities were eliminated from the plan on Mr. and Mrs. Booth's property.
15. Entry monumentation was added on the northerly side of the Trilogy Parkway and "A" Street entrance.
16. An off-site sewer (force main) segment was added westerly on Lawson Road to Hunt Road to Trilogy Parkway to the existing manhole just south of Hunt Road.
17. The temporary gate for blocking construction traffic was removed on the north side of Hunt Road.
18. Rolled curbs were added for all project private streets.
19. The minimum lot pad size was redesigned and increased from 8,400 to 9,500 s.f.
20. A "Lot Description Table" was added to assist in defining lot numbers and type.
21. Street grades were redesigned to be a minimum of 1% for interior cul-de-sac streets.

Jim, we hope this will assist you in reviewing this project. We request that you transfer a copy of this letter along with the amended TTM to all departments within the County system.

Should you have questions or need any additional information, please do not hesitate to contact me. As you know we are most anxious to return to the Planning Commission for a public hearing.

Sincerely,

DAVID JEFFERS CONSULTING, INC.

David T. Jeffers, AICP

C.C.: Jim Rapp
Walt Cormey
Ron Walecki
Jack Reimer



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

May 20, 2008

VIA E-MAIL and USPS

Jim Phithayanukarn
Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Re: Pechanga Tribe Preliminary Comments on Tract 33688, GPA 774, Change of Zone 7258, APNs 283-140-004 to -010

Dear Mr. Phithayanukarn:

Thank you for allowing us to submit comments on the above referenced project. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). We request that these comments also be incorporated into the record of approval for this Project as well.

TRIBAL INTEREST

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Aurelia Marruffo

imperative that the County and the Project Applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

The Pechanga Tribe has a long history of involvement with the County, including working as a partner in assessing cultural resources impacts and creating appropriate mitigation measures for such impacts. At this time, the Tribe is not opposed to this development Project. The Tribe's primary concerns stem from the Project's likely impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

PROJECT GENERALLY

The Tribe knows the area that the Project is located in, is highly sensitive for cultural resources. A habitation/village site, known by the Luiseño word *Paxávxá*, is located less than one (1) mile to the southeast. During recent excavations of this village, over 3,000 artifacts were collected from this village/habitation area, with over half (approx. 1,500) of those identified as manos and metates. This area is also well known as a major transportation route, both prehistorically and historically. The current interstate 15 freeway was built upon old trails, including the Butterfield Stage Route, which were originally based upon Native American migration routes and trails. Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights, what anthropologists include in their definition of a "village territory", to an area extending from Rawson Canyon near Lake Skinner on the east, over to Lake Matthews on the northwest, down Temescal Canyon, and back to the Temecula area. These migration and seasonally used trails eventually tied large complexes such as *Paxávxá*, *Qaxáalku*-located southeast of Lake Mathews, and other village complexes in the area, together. In addition, the Tribe retains oral stories and songs that place significant events in association to the Pechanga Tribe at this location.

We are aware that an archaeological study has been completed for this Project although we have not received a copy to date. Assessments such as surveys and grading activities may reveal significant archaeological/cultural resources and sites which may be eligible for inclusion in the California Register of Historic Resources (CRHR)/National Register of Historic Places (NRHP), and may contain human remains and/or sacred items. As we know that this area is culturally sensitive, we request that the Lead Agency commit to evaluating Project environmental impacts both to the known sites and to any cultural sites which are discovered during grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

REQUESTED INVOLVEMENT

Since it is likely that cultural resources will be affected by the Project, the Tribe requests to work with the County and the Developer in developing all monitoring and mitigation plans for the duration of the Project under California Public Resources code §21081. The Tribe would like to point out that the preferred method of treatment for archeological/cultural sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources. Further, if archaeological/cultural resources are to be impacted by the Project, it is the position of the Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the Project, including all archaeological subsurface excavations.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.

2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.

3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined


the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.

4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. If you have any questions, please do not hesitate to contact me. Thank you for the opportunity to submit these comments.

Sincerely,



Anna M. Hoover
Cultural Analyst

Cc: Leslie Mouriquand, County Archaeologist



California Regional Water Quality Control Board

Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

June 5, 2008

Jim Phithayanukarn
County of Riverside Planning Department
4080 Lemon Street
9th Floor
Riverside, CA 92502

COMMENTS ON PROPOSED MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT NO. 774, CHANGE OF ZONE NO. 7258, TRACT MAP NO. 33688

Dear Mr. Phithayanukarn:

Thank you for providing Regional Board staff the opportunity to comment on the subject project. For brevity, the project will be referred to as TM 33688, which consists of the subdivision of 42.9 acres into 49 single-family residential lots with a minimum lot size of 12,000 square feet (sf); a 0.7 acre parking lot; a 220 sf landscaped lot; a lot for fire access; three open space lots totaling 18.2 acres; and a 1.06 acre lot for a detention basin. The proposed mitigated negative declaration (MND) indicates that there will be discharges of fill to waters of the state that are subject to regulation by the Regional Board. Consequently, the Regional Board is a Responsible Agency under the California Environmental Quality Act (CEQA). Regional Board staff provides the following comments:

The MND does not provide sufficient information to evaluate water quality impacts.

The MND, as circulated, does not provide sufficient information for Regional Board staff to evaluate the water quality impacts of the proposed project and recommend mitigation in satisfaction of our responsibilities under CEQA. Specific project information regarding the layout of the proposed project with respect to waters of the State is not provided.

Regional Board staff requests that the proposed tract map be provided indicating the locations of waters of the state, the locations of the proposed discharges of fill, and any defensible-space buffers required by the local fire authority. Following receipt of this

California Environmental Protection Agency



information, we request that we be provided 21-days to review and recommend mitigation with a corresponding extension of time if necessary.

The water quality impacts of defensible-space buffers is not disclosed or mitigated.

The incorporation of defensible-space buffers is a mitigation measure to address fire hazards but may also impact the beneficial uses of water bodies. The removal of vegetation in and along waters impacts wildlife habitat by affective vegetative structure, recreational enjoyment through aesthetic impacts, and water quality through soil disturbance. If defensible space buffers overly waters of the State, including those defined by the Department of Fish and Game, the related impacts must be identified in the MND and mitigated.

Although we have not yet been provided the Tract Map, Regional Board staff recommends that the tract be organized according to the 2007 recommendations of the County/City Arroyo Committee (CCAC) regarding setbacks and the incorporation of drainages as community amenities. Implementation of those recommendations would be consistent with Provision VIII.A.9. of Regional Board Order No. R8-2002-0011, commonly known as the Riverside County Urban Storm Water Runoff Permit.

The benefits of on-site mitigation are not evident and on-site mitigation may not be adequate.

Regional Board staff generally views on-site mitigation skeptically unless there are indications that actions can be taken that would genuinely improve beneficial uses (water quality) and serve as compensatory mitigation. Competition between species in the natural environment generally results in the efficient use of resources. Absent some impairment, Regional Board staff operates under the assumption that resources are efficiently allocated and that human intervention is not needed to improve the water body. If some intervention occurs and resources are already used efficiently, the result is often habitat type conversion, at the expense of some species, and/or the outcome is unlikely to be sustainable.

Therefore, Regional Board staff rejects the proposed on-site mitigation indicated in the MND unless some impairment is identified that will be addressed by the mitigation effort. Examples of acceptable on-site mitigation that address impairments include systematic eradication of woody non-native plant species and remediation of legal historic fill sites. Mitigation credit is generally not given for clean-up of unauthorized discharges of waste.

Patch-work mitigation is not acceptable.

Eradication of small patches of non-native plant species within larger infestations is generally not regarded as sustainable, would not ultimately mitigate the beneficial use impacts of the project, and is not acceptable. As an alternative to patchwork eradication, Regional Board staff believes that mitigation resources would be better utilized by entities engaged in systematic eradication of non-native plant species in the local area, such as the Santa Ana Watershed Association (SAWA).

In-lieu fee payments may need to include funding to evaluate the performance of the mitigation effort.

Although in-lieu fee payments to SAWA and other similar entities have been historically based solely on acres of eradication, the value of this mitigation option is best measured as the marginal improvement in the beneficial uses of the water body, not acres alone. To our knowledge, the marginal benefit of the efforts of SAWA and others has not been measured using uniform published methods.

Regional Board staff intends to incorporate a performance-based approach in determining mitigation fee payments. In order to do so, fee payments will need to include funding to measure the marginal improvement of the mitigation effort on the beneficial uses of the water body as a measure of performance. The proposed project may be required to fund functional assessments (i.e. California Rapid Assessment Method (CRAM)) as part of any in-lieu fee payment. The amount of funding will be subject to agreement with the recipients of the funds.

The purpose of the detention basin(s) is unclear.

The proposed purpose of the detention basin(s) needs to be more clearly identified in the final MND. The MND appears to reference more than one basin and there appears to be an existing in-stream basin on the project site. If the constructed basin will be used to treat pollutants in urban storm water runoff, the basin must be identified using terminology found in the Riverside County Water Quality Management Plan (WQMP) (i.e. extended detention basin, infiltration basin, etc.).

Deferral to the later approval of the project WQMP does not adequately mitigate water quality impacts.

If the constructed basin will also serve to detain the increased runoff from the project site from the 100-year storm event, Regional Board staff expects that the facility is an

extended detention basin. Other dual-use treatment controls must demonstrate that the detention volume will not result in entrainment and/or bypass of accumulated pollutants. Otherwise additional structural treatment controls will need to be employed.

Entrainment and by-pass of accumulated pollutants would potentially violate water quality standards and represent a potentially significant environmental impact. Addressing this issue will require technical review of the project WQMP by qualified County staff or representatives. The development of a County-approved WQMP *after* adoption of the MND does not adequately mitigate this impact. The County technical staff or representatives should approve either a preliminary or final WQMP *prior to* the adoption of the MND.

If you have any questions, please contact me at afischer@waterboards.ca.gov or at (951) 320-6363.

Sincerely,



Adam Fischer
Environmental Scientist
Clean Water Act Section 401 Coordinator

cc (via e-mail):

U.S. EPA, Southern California Field Office – Jorine Campopiano
U.S. EPA, Supervisor of the Wetlands Regulatory Office WTR- 8 – Eric Raffini
and David Smith
State Water Resources Control Board, DWQ – Water Quality Certification Unit –
Bill Orme
Department of Fish and Game – Jeff Brandt



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: June 19, 2008
TO: Adam Fischer
FROM: Jim Phithayanukarn
RE: Tentative Tract Map No. 33688

The attached reports have been provided for your review to address your concerns regarding the proposed project. The reports include: Preliminary Water Quality Management Plan; Jurisdictional Delineation for Proposed Offsite Impacts Associated with the Walecki Project, Riverside County, California; and Determination of Biologically Equivalent or Superior Preservation of Riparian/Riverine Habitat for the Walecki Project, Riverside County California.

Please feel free to contact me at (951) 955-5133 or via email at JPHITHAY@rctlma.org. You may also contact the Assistant Area Planner, Lisa Sheldon at 955-0008 or via email at Lisheldo@rctlma.org.

Thank you.

Y:\Planning Master Forms\Letterhead Memo 2005.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

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

BEST BEST & KRIEGER

ATTORNEYS AT LAW

INDIAN WELLS
(760) 568-2611

IRVINE
(949) 263-2600

LOS ANGELES
(213) 617-8100

ONTARIO
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3750 University Avenue
Post Office Box 1028
Riverside, California 92502-1028
(951) 686-1450
(951) 686-3083 Fax
BBKlaw.com

SACRAMENTO
(916) 325-4000

SAN DIEGO
(619) 525-1300

WALNUT CREEK
(925) 977-3300

Michael Grant
(951) 826-8311
Michael.Grant@bbklaw.com

March 8, 2007

Ron Goldman
Planning Director
County of Riverside
4080 Lemon Street
Riverside, CA 92501

Re: General Plan Amendment 774/Change of Zone 7258/
Tentative Tract Map 33688

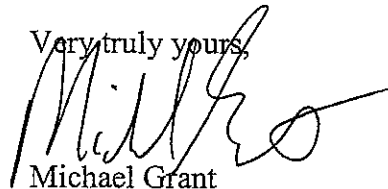
Dear Mr. Goldman:

Best Best & Krieger is assisting the owners of the above project with certain issues, including advice regarding formation of a homeowners association for this project. A question has arisen regarding the ability of the homeowners association to maintain slopes located on some of the larger residential lots.

I have advised the owners that in homeowner association documents that I prepare as well as in similar documents that we review in our role as city attorneys for various cities, it is very common to create "association maintenance areas" which are areas located on private residential lots for which the association has sole maintenance responsibility. In the case of this project, it would be a very easy and normal thing to require that the homeowner association provide maintenance on these slope areas. It does not matter whether the slope areas are owned by the individual lot owners or by the association. It is certainly possible and quite usual for the association to have an exclusive easement and absolute maintenance obligation over slope areas located on private residential lots.

If you or anyone else at the County has a question regarding this or would like to see an example of CC&Rs that provide for this type of maintenance, please let me know.

Very truly yours,



Michael Grant
of BEST BEST & KRIEGER LLP

MG:jo

RVBUS\MGRANT\709287.1

BEST BEST & KRIEGER

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WALNUT CREEK
(925) 977-3300

Michael Grant
(951) 826-8311
Michael.Grant@bbklaw.com
File No. 27571.00000

August 24, 2007

VIA E-MAIL

Vincent J. Sincek, Esq.
Epsten Grinnell & Howell, APC
9980 Carroll Canyon Road, Suite 200
San Diego, CA 92131

Re: Tentative Tract Map 33688
California Meadows Homeowners Association

Dear Vince:

I look forward to talking to you about your trip down the Green River. That is beautiful country, although a bit hot at this time of year.

I appreciated your recent confirmation that a spirit of cooperation continues to exist in the Association with respect to some mutually beneficial arrangement in which the Association would receive appropriate consideration for the granting of an expanded access easement in favor of the property included within Tentative Tract 33688. It is very difficult to have meaningful discussions when the decision makers are two steps removed from each other. We realize that the Board cannot make a final decision on the granting of this easement. However, I do not see how we can arrive at a proposal that can even be placed before the membership for a vote unless we are able to sit down together and in the give and take of a normal conversation, discuss alternatives and see if there is an approach that at least seems acceptable to both sides. To have all communication limited to what you and me communicating with each other will simply not allow us to reach a conclusion.

We would propose that the developer of Tract 33688 and his land use consultant (Dave Jeffers) meet with a designated committee of the Board or a single Board member. You and I can be present if that is what our clients want. This would not be an attempt to force your client into some decision which we know would require full Board consideration and ultimately approval by a supermajority of the members. It would, however, allow us to avoid additional months of sometimes stilted communications as ideas are exchanged in the free flow of conversation.

RVBUSVMGRANTV714635.1

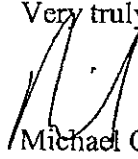
BEST BEST & KRIEGER
ATTORNEYS AT LAW

Vincent J. Sincek, Esq.
August 24, 2007
Page 2

If the Board has some other approach which might expedite communication, and an ultimate solution, we would be pleased to consider it. If not, we believe that such a meeting is essential and should be scheduled as soon as possible.

My client has other design alternatives as it considers how to deal with this access issue. It will be helpful to us if we can find out as soon as possible whether a cooperative solution with the Association will be the preferred alternative.

Very truly yours,



Michael Grant
of BEST BEST & KRIEGER LLP

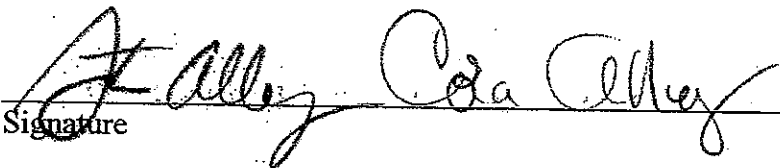
MG:jo

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Signature

4-21-06
Date


Printed Name

23580 KNABE RD. CORONA, CA 92883
Address

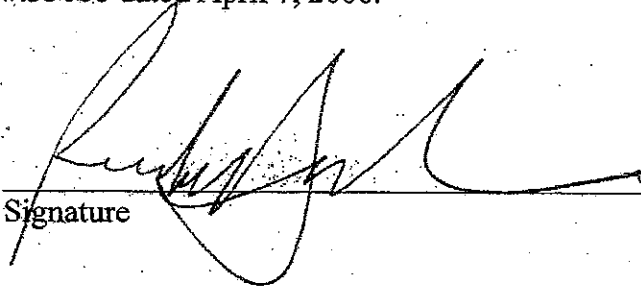
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Signature



Date

4/20/06

RICHARD A. BIRKMAN

Printed Name

23905 LOOKOUT LANE CORONA, CA 92883

Address

I APPRECIATE YOUR SHARING YOUR PROJECT BEFORE START OF DEVELOPEMENT AND YOUR REPRESENTATIVE, PATTIE, WAS VERY INFORMATIVE & HELPFUL

To Riverside County Board of Supervisors
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Signature

4-17-06

Date

ROBERT CANTRELL

Printed Name

9180 Hunt Rd. Corona, Ca. 92883

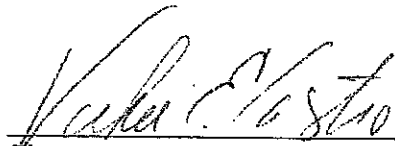
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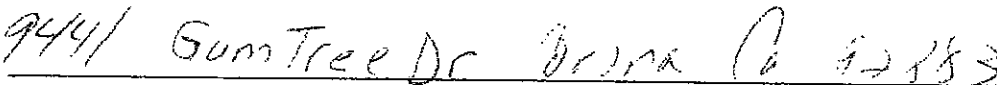


Signature


Date



Printed Name



Address

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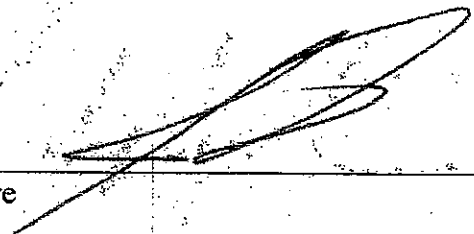
Date

Printed Name

Address

23965 Lawson RD
92883

4-20-06



Jenny Felder

To Riverside County Board of Supervisors
Riverside County Planning Commission

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David Graham
Signature

4-20-06
Date

DAVID GRAHAM
Printed Name


9130 Hunt Road
Address
Corona, Ca 92880

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Signature

9/1/10/06
Date

MARIE S. C. SCOTA
Printed Name

91804 PATS POINTS DR CORONA CA 92883
Address

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Barbara Harlow
Signature

4-19-06
Date

BARBARA HARLOW
Printed Name


9199 HUNT RD. CORONA
Address

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Signature

4-19-06

Date

Mark Herber

Printed Name

9285 Beasley

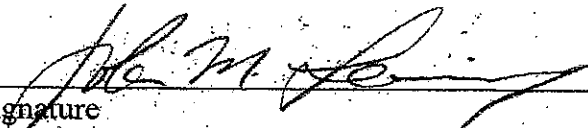
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Signature _____ Date 4/18/06

John M. Lemieux
Printed Name

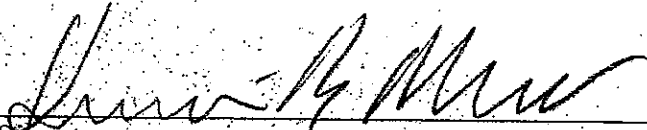
23275 Lawson Rd.
Address

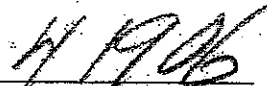
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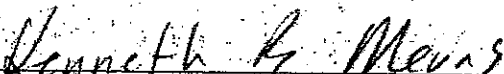
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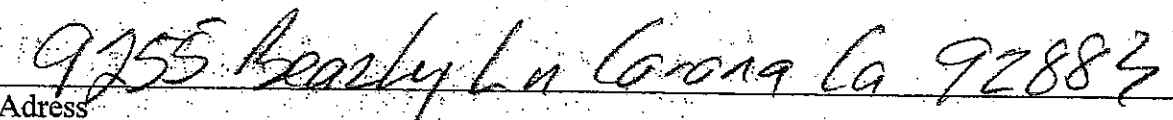
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Signature


Date


Printed Name


Address

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Signature

Date

Printed Name

Address

9496 PATS POINT

Corona

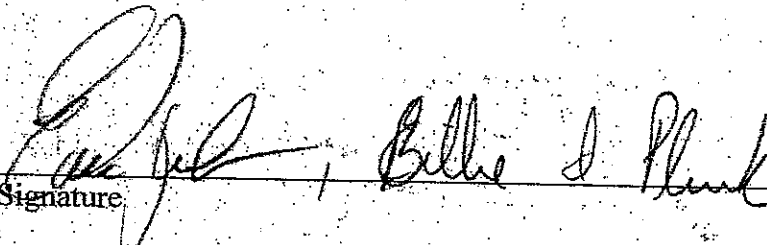
92883

To Riverside County Board of Supervisors
Riverside County Planning Commission

We, the undersigned, have reviewed the Riverside County Tentative Tract Map (TTM) # 33688 dated April 7, 2006, by David Jeffers Consulting, and have discussed it personally with the owners and/or their representatives. We understand the proposed project to have a general description as follows:

- Fifty Four (54) Single Family Detached Residential Dwelling Units with a minimum lot size of 12,000 square feet.
- 1.3 Dwelling Units per acre for the entire project including the detention basin, open area, and park.
- The project's primary ingress and egress will be from Knabe Road and the secondary ingress and egress will be from Lawson Road.
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Signature

4-17-06
Date

ERIC PLUNK, Billie Plunk
Printed Name

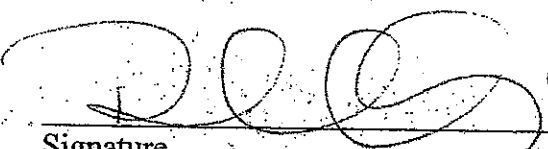
9500 JAYS BUNT DR. CORONA CA 92883
Address

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Riverside County Planning Commission

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Signature

4/21/06
Date

RAQUEL QUINN
Printed Name

23945 LAWSON RD CORONA, CA 92883
Address

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Aaron Schroeder
Signature

4-21-06
Date

AARON SCHROEDER
Printed Name

23935 LOOKOUT LANE
Address

To Riverside County Board of Supervisors
Riverside County Planning Commission

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William E. Shade
Signature

4-19-06
Date

WILLIAM SHADE
Printed Name

9325 Beagley Ln.
Address

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Donald J. Simmons
Signature

4-18-06
Date

Barbara M Simmons

Donald J. Simmons
Printed Name

Barbara M Simmons


23280 Lawson Rd. 92883 951-277,225
Address

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Signature

4-20-06
Date

STEVE SIMMONS
Printed Name

23270 LAWSON RD CORONA CA 92843
Address

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Signature

Robert A. Smith / Janet M. Smith 4/17/06

Date

Printed Name

Robert A. Smith / Janet M. Smith

Address


9490 PATS POINT DR. CORONA, CA 92883

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Signature

4/20/06
Date

HITOSHI TENMA
Printed Name

23875 LOOKOUT LN CORONA CA 92883
Address

cell 951-264-6321

Patricia Harrison
2279 Eagle Glen Pl
12-13
Corona, CA 92882

To Riverside County Board of Supervisors
Riverside County Planning Commission

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Signature

Roselia Veronica Vasquez

Date

04-17-06

Printed Name

Roselia Veronica Vasquez

Address

9440 Pat's Point Dr Corona CA 92883

To: Riverside County Board of Supervisors
Riverside County Planning Commission
4080 Lemon St, Riverside, Ca, 92501

We, the undersigned, have reviewed the Tentative Tract Map (TTM) # 33688 dated April 7, 2006, by David Jeffers Consulting, and have discussed it personally with the owners and/or their representatives. We understand that the existing general plan designation is RC-EDR and that a general plan amendment is being requested from RC-EDR (0.5 Dwelling Units per acre) to RC-LDR (2 Dwelling Units per acre maximum) as shown in the General Notes on the TTM #33688. A zone change is also being requested to conform to the requested general plan designation. We understand the proposed project to have a general description as follows:

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I/we support this project I/we are neutral I/we are opposed to this project

Signature

Date

Printed Name

Address

9260 EAGLE LN CORONA CA 92822

ADENDMENT

To our neighbors:

The existing general plan designation of our property is currently RC-EDR (0.5 Dwelling Unit per acre) as is stated in the "General Notes" section of the Tentative Tract Map #33688 that we provided you. Our plan proposes a general plan change, also stated in the "General Notes" section, to RC-LDR (2 Dwelling Units per acre). This change naturally results in an increase of density that affects only our property. Although this designation would allow us 84 lots, our project reduces that to 54 lots (1.3 Dwelling Units per acre) to create a more estate-like ambience.

Please note that Trilogy, Montecito Ranch, Wild Rose, California Meadows, The Retreat, Dos Lagos, and Sycamore Creek all required similar general plan and zoning changes. This is entirely normal and customary for planned developments of any density.

We are bringing this to your attention herein to eliminate any chance for confusion on the matter.

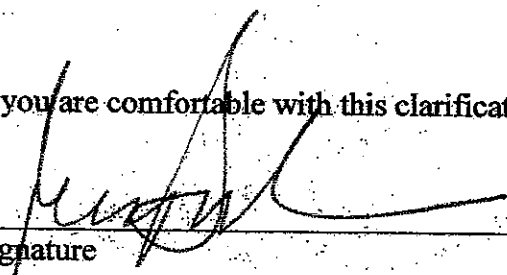
We have had much input from many of you over the course of two years. This has been a great asset to us in our development process as we have tried to be complementary in our plans to all the surrounding communities.

If you would like, please contact us if you have any further questions or comments. We appreciate your feedback.

James Rapp
727-492-3720
jamesrapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:



Signature

4/28/06

Date

RICHARD D. BIRMANIN

Print Name

To our neighbors:

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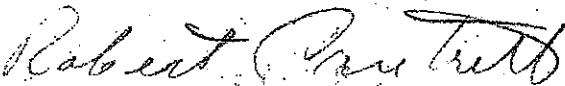
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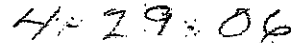
James Rapp
727-492-3720
jamesrapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

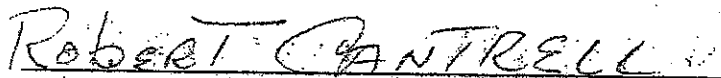
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Signature



Date



Print Name

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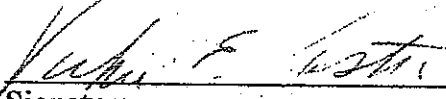
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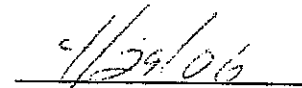
James Rapp
727-492-3720
jamesrapp@aol.com

Walt Corney
727-692-9475
wpc@corney.net

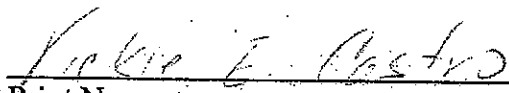
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Signature



Date



Print Name

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James Rapp
727-492-3720
jamesrapp@aol.com

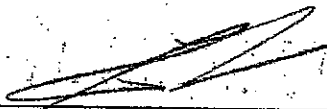
Walt Cormey
727-692-9475
wpc@corney.net

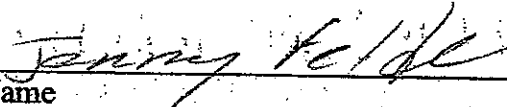
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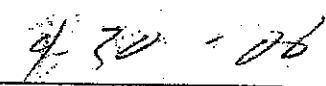
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Date

Print Name







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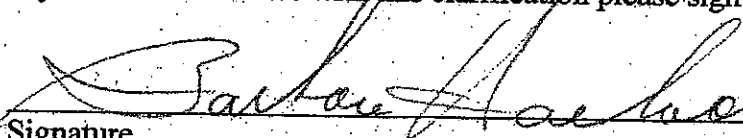
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James Rapp
727-492-3720
jamesprapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:


Signature

4-29-06
Date

BARBARA HARLOW
Print Name

To our neighbors:

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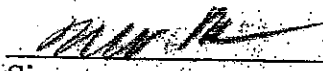

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James Rapp
727-492-3720
jamesrapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:

Signature



Date

Print Name

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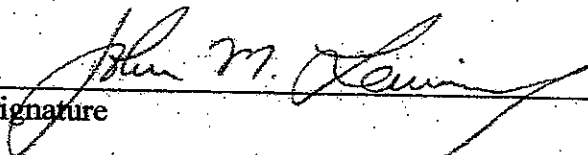
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James Rapp
727-492-3720
jamesprapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:



Signature

4/29/06
Date

John M. Lemieux

Print Name

To our neighbors:

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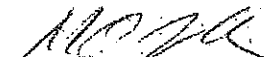
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James Rapp
727-492-3720
jamesrapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:



Signature

4-29-06
Date

LEONARDO MAZA
Print Name

To our neighbors:

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James Rapp
727-492-3720
jamesrapp@aol.com

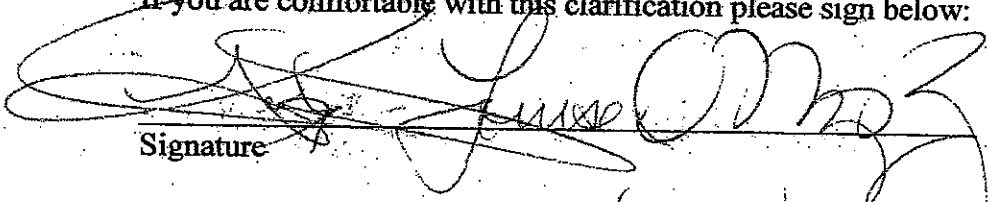
Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:

Signature

Date

Print Name


Louise Murphy

5-01-2006

To our neighbors:

The existing general plan designation of our property is currently RC-EDR (0.5 Dwelling Unit per acre) as is stated in the "General Notes" section of the Tentative Tract Map #33688 that we provided you. Our plan proposes a general plan change, also stated in the "General Notes" section, to RC-LDR (2 Dwelling Units per acre). This change naturally results in an increase of density that affects only our property. Although this designation would allow us 84 lots, our project reduces that to 54 lots (1.3 Dwelling Units per acre) to create a more estate-like ambience.

Please note that Trilogy, Montecito Ranch, Wild Rose, California Meadows, The Retreat, Dos Lagos, and Sycamore Creek all required similar general plan and zoning changes. This is entirely normal and customary for planned developments of any density.

We are bringing this to your attention herein to eliminate any chance for confusion on the matter.

We have had much input from many of you over the course of two years. This has been a great asset to us in our development process as we have tried to be complementary in our plans to all the surrounding communities.

If you would like, please contact us if you have any further questions or comments. We appreciate your feedback.

James Rapp
727-492-3720
jamesprapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:

Signature

Date

Print Name

277-5742

To our neighbors:

The existing general plan designation of our property is currently RC-EDR (0.5 Dwelling Unit per acre) as is stated in the "General Notes" section of the Tentative Tract Map #33688 that we provided you. Our plan proposes a general plan change, also stated in the "General Notes" section, to RC-LDR (2 Dwelling Units per acre). This change naturally results in an increase of density that affects only our property. Although this designation would allow us 84 lots, our project reduces that to 54 lots (1.3 Dwelling Units per acre) to create a more estate-like ambience.

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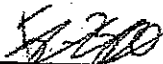
James Rapp
727-492-3720
jamesprapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:



Signature

5-1-06


Date

Aaron Schroeder

Print Name

To our neighbors:

The existing general plan designation of our property is currently RC-EDR (0.5 Dwelling Unit per acre) as is stated in the "General Notes" section of the Tentative Tract Map #33688 that we provided you. Our plan proposes a general plan change, also stated in the "General Notes" section, to RC-LDR (2 Dwelling Units per acre). This change naturally results in an increase of density that affects only our property. Although this designation would allow us 84 lots, our project reduces that to 54 lots (1.3 Dwelling Units per acre) to create a more estate-like ambience.

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If you would like, please contact us if you have any further questions or comments. We appreciate your feedback.

James Rapp
727-492-3720
jamesprapp@aol.com

Walt Cormey
727-692-9475
wpc@cormey.net

If you are comfortable with this clarification please sign below:

William D. Shade
Signature

5-1-06
Date

WILLIAM D. SHADE
Print Name

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 774 / CHANGE OF ZONE NO. 7258 / TENTATIVE TRACT MAP NO. 33688 - EA40576 – Applicant: James Rapp – Engineer/Representative: David Jeffers Consulting Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Lawson Road, easterly of Knabe Road, southerly of Stone Canyon Road, and westerly of Interstate 15 – 42.9 Acres - Zoning: Residential Agriculture - 2 and 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** The General Plan Amendment proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the current zoning from Residential Agriculture with a minimum lot size of 2 1/2 acres (R-A 2 1/2) to One-Family Dwellings with a minimum lot size of 12,000 sq. ft. (R-1-12,000). The Tentative Tract Map proposes a schedule A subdivision of 42.9 acres into 49 residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) park lot totaling .7 gross acres, one (1) 220 square foot landscaped lot, one (1) lot for fire access, three (3) open space lots totaling 18.2 gross acres, and one (1) lot totaling 1.06 gross acres for the installation of a detention basin. APN(s): 283-140-004, 006, 007, 008, 009, 010. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 23, 2008
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jim Phithayanukarn, at 951-955-5133 or e-mail JPHITHAY@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jim Phithayanukarn, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

TR33688

APN's 283-140-004, 006, 007, 009, 010

I, Mickey Zolezio, certify that on
(Print Name)

3/26/2009 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 2nd Floor

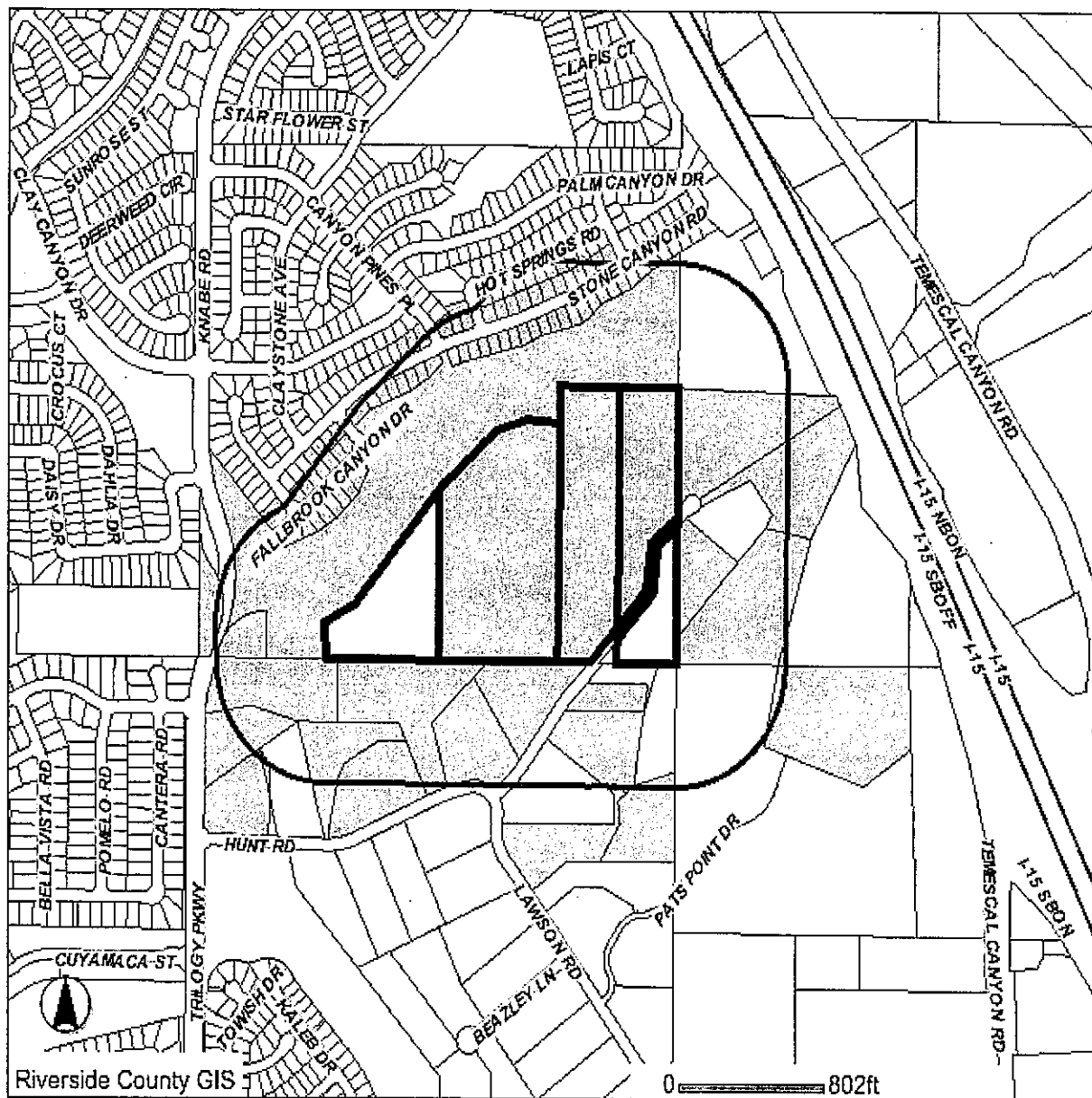
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

*Reviewed
By
D. Davis
3/31/09*

Expires: 8/3/09

TR33688



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 282-280-003 | 283-140-006 | 283-140-007 | 283-140-009 | 283-140-017 | 283-140-028 | 283-150-016 |
| 283-150-021 | 283-150-038 | 283-150-040 | 283-170-019 | 283-250-004 | 283-250-018 | 283-250-019 |
| 283-250-020 | 283-250-021 | 283-250-022 | 283-250-023 | 283-250-030 | 283-250-032 | 283-250-034 |
| 283-250-035 | 283-250-036 | 283-250-039 | 283-271-014 | 283-272-028 | 283-272-029 | 283-272-030 |
| 283-273-001 | 283-273-002 | 283-273-003 | 283-273-004 | 283-273-005 | 283-273-006 | 283-273-007 |
| 283-273-008 | 283-273-009 | 283-281-001 | 283-281-002 | 283-281-003 | 283-281-004 | 283-281-008 |
| 283-281-009 | 283-281-010 | 283-281-011 | 283-281-012 | 283-281-013 | 283-281-014 | 283-282-001 |
| 283-282-002 | 283-282-003 | 283-282-004 | 283-282-005 | 283-282-006 | 283-282-007 | 283-282-008 |
| 283-282-009 | 283-282-010 | 283-282-011 | 283-301-004 | 283-301-005 | 283-301-006 | 283-302-003 |
| 283-302-004 | 283-302-005 | 283-302-006 | 283-302-007 | 283-302-008 | 283-302-009 | 283-302-010 |
| 283-302-011 | 283-302-012 | 283-302-013 | 283-302-014 | 283-302-015 | 283-302-016 | 283-302-017 |
| 283-302-018 | 283-302-019 | 283-302-020 | 283-302-021 | 283-302-022 | 283-302-023 | 283-302-024 |
| 283-304-001 | 283-304-002 | 283-304-003 | 283-304-004 | 283-304-005 | 283-304-006 | 283-304-007 |
| 283-304-008 | 283-304-009 | 283-304-010 | 283-304-011 | 283-304-012 | 283-304-013 | 283-304-014 |
| 283-304-015 | 283-304-016 | 283-304-017 | 283-304-018 | 283-320-023 | 283-320-024 | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/26/2009



APN: 282280003 ASMT: 282280003
SOUTHERN CALIF EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 283140006 ASMT: 283140006
VIRGINIA L NEWTON
JAMES P RAPP
CAROLYN C CORMEY
675 S GARFIELD BLV NO 301
CLEARWATER FL 33767

APN: 283140007 ASMT: 283140007
CHRISTINE WALEVSKA
FREDRIC WALECKI
C/O FREDRIC WALECKI
2125 BILL BERRY LN
TOPANGA CA 90290

APN: 283140009 ASMT: 283140009
RONALD H WALECKI
SHEILA G WALECKI
255 VIA LINDA VISTA
REDONDO BEACH CA 90277

APN: 283140017 ASMT: 283140017
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

APN: 283140028 ASMT: 283140028
CALIFORNIA MEADOWS HOMEOWNERS ASSN
C/O KAUFMAN & BROAD
5500 E SANTA ANA CANYON RD
ANAHEIM CA 92807

APN: 283150016 ASMT: 283150016
CORONA NORCO UNIFIED SCHOOL DISTRICT
C/O TED ROZZI
2820 CLARK AVE
NORCO CA 92860

APN: 283150021 ASMT: 283150021
LEOBARDO MORA
23299 LAWSON CANYON RD
CORONA CA. 92883

APN: 283150038 ASMT: 283150038
STEVE SIMMONS
23280 LAWSON RD
CORONA CA 92883

APN: 283150040 ASMT: 283150040
JOHN LEMIEUX
ELLEN LEMIEUX
23275 LAWSON RD
CORONA CA. 92883

APN: 283170019 ASMT: 283170019
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED ROZZI
2820 CLARK AVE
NORCO CA 92860

APN: 283250004 ASMT: 283250004
JOSE ANDRES AGUIRRE
ELIZABETH MARGARET AGUIRRE
7914 MICKELSON WAY
HEMET CA 92545

APN: 283250018 ASMT: 283250018
DAVID L GRAHAM
LISA D GRAHAM
1576 MAPLE ST
CORONA CA 92880

APN: 283250019 ASMT: 283250019
ROBERT D CANTRELL
JEWELL R CANTRELL
9180 HUNT RD
CORONA CA. 92883



APN: 283250020 ASMT: 283250020
VERNON SCOTT BOOTH
DAWN CHRISTINE BOOTH
9370 HUNT RD
CORONA CA 92883

APN: 283250021 ASMT: 283250021
ROBERT L BLEDSOE
DYANA L BLEDSOE
4680 FELSPAR ST
RIVERSIDE CA 92509

APN: 283250022 ASMT: 283250022
DONALD J SIMMONS
BARBARA M SIMMONS
23280 LAWSON RD
CORONA CA 92883

APN: 283250023 ASMT: 283250023
STEVE ALLEY
CORA ALLEY
P O BOX 773
CORONA CA 92878

APN: 283250030 ASMT: 283250030
ROBERT A SMITH
JANET M SMITH
P O BOX 77997
CORONA CA 92877

APN: 283250032 ASMT: 283250032
STEPHEN W BROWN
JOSEPHINE L BROWN
20340 LAYTON ST
CORONA CA 92881

APN: 283250034 ASMT: 283250034
THOMAS M MURPHY
LOUISE D MURPHY
9496 PATS POINT DR
CORONA CA. 92883

APN: 283250035 ASMT: 283250035
ERIC V PLUNK
BILLIE I PLUNK
9500 PATS POINT DR
CORONA CA 92878

APN: 283250036 ASMT: 283250036
MICHAEL S MUIR
LESLIE K MUIR
9050 HUNT RD
CORONA CA. 92883

APN: 283250039 ASMT: 283250039
GEORGE C HUTCHINSON
JANET C HUTCHINSON
9130 HUNT RD
CORONA CA 92883

APN: 283271014 ASMT: 283271014
JAMES NICHOLAS PENDERGIST
23316 CANYON PINES PL
CORONA CA. 92883

APN: 283272028 ASMT: 283272028
GERARDO GUERRERO
MONICA ANDRADE
9238 STONE CANYON RD
CORONA CA. 92883

APN: 283272029 ASMT: 283272029
MARTIN W PHILLIPS
AMANDA S PHILLIPS
9246 STONE CANYON RD
CORONA CA. 92883

APN: 283272030 ASMT: 283272030
RICHARD PALACIOS
MELINDA PALACIOS
9254 STONE CANYON RD
CORONA CA. 92883



APN: 283273001 ASMT: 283273001
CARL E TITIUS
MICHELLE K TITIUS
9271 STONE CANYON RD
CORONA CA. 92883

APN: 283273002 ASMT: 283273002
DARREN L TOLBERT
SUSAN M TOLBERT
9247 STONE CANYON RD
CORONA CA. 92883

APN: 283273003 ASMT: 283273003
RICHARD WATTERS
BARBARA WATTERS
16189 QUARTER HORSE RD
RIVERSIDE CA 92504

APN: 283273004 ASMT: 283273004
GARY MISENHIMER
JERRY MISENHIMER
9229 STONE CANYON RD
CORONA CA. 92883

APN: 283273005 ASMT: 283273005
STEPHEN SCHWARTZ
9217 STONE CANYON RD
CORONA CA. 92883

APN: 283273006 ASMT: 283273006
THERESE MACKENDRICK
STEVEN MACKENDRICK
9207 STONE CANYON RD
CORONA CA. 92883

APN: 283273007 ASMT: 283273007
CHERYL ANNE KENDALL
9195 STONE CANYON RD
CORONA CA. 92883

APN: 283273008 ASMT: 283273008
RONALD P GALLARINI
JANICE KAY GALLARINI
9185 STONE CANYON RD
CORONA CA. 92883

APN: 283273009 ASMT: 283273009
CHRISTOPHER C NAIRE
SUSAN D NAIRE
4147 STURGEON CT
SAN DIEGO CA 92130

APN: 283281001 ASMT: 283281001
RITA SOUZA PONCE
PEDRO VARGAS
9129 STONE CANYON RD
CORONA CA. 92883

APN: 283281002 ASMT: 283281002
ALAN TIEU
JENNY TIEU
9117 STONE CANYON RD
CORONA CA. 92883

APN: 283281003 ASMT: 283281003
RICHARD T KUBACAK
MARILYN KUBACAK
9107 STONE CANYON RD
CORONA CA. 92883

APN: 283281004 ASMT: 283281004
JAMES D MILLER
MICHAEL JAMES MILLER
ROBERT WILLIAM MILLER
1450 N TUSTIN AVE NO 231
SANTA ANA CA 92705

APN: 283281008 ASMT: 283281008
SAMUEL ROMERO
9064 FALLBROOK CANYON DR
CORONA CA. 92883



APN: 283281009 ASMT: 283281009
SOLO GAOA
9074 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283281010 ASMT: 283281010
GUSTAVO M CEJA
9086 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283281011 ASMT: 283281011
JAVIER RODRIGUEZ
LINDA RODRIGUEZ
9096 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283281012 ASMT: 283281012
PAUL BEALEY
KATHRYN BEALEY
9108 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283281013 ASMT: 283281013
TRUNG QUANG VU
MAI THI HUYNH CHE
9118 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283281014 ASMT: 283281014
FRANK H YOUNG
ANNETTE M YOUNG
9130 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282001 ASMT: 283282001
CAROLYN DIANE HAMNER
9115 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282002 ASMT: 283282002
CORY O BRYAN
9105 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282003 ASMT: 283282003
JORGE HEREDIA
CASSANDRA HEREDIA
9095 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282004 ASMT: 283282004
PASCUAL ONTIVEROS
LETICIA ONTIVEROS
9085 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282005 ASMT: 283282005
PEDRO MONTANEZ
DARLENE M MONTANEZ
9075 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282006 ASMT: 283282006
ROLANDO MENDOZA
9065 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282007 ASMT: 283282007
JOSE CORTEZ
LAURA CORTEZ
9055 FALLBROOK CANYON DR
CORONA CA. 92883

APN: 283282008 ASMT: 283282008
EDWARD F DUFRESNE
HELEN F DUFRESNE
23369 SAND CANYON CIR
CORONA CA. 92883



APN: 283282009 ASMT: 283282009
ROBERT R FINE
23361 SAND CANYON CIR
CORONA CA. 92883

APN: 283282010 ASMT: 283282010
ROSI ZULOAGA
23355 SAND CANYON CIR
CORONA CA. 92883

APN: 283282011 ASMT: 283282011
CYNTHIA GOODWIN
23347 SAND CANYON CIR
CORONA CA. 92883

APN: 283301004 ASMT: 283301004
CHRISTINE M AFFRONTI
9278 STONE CANYON RD
CORONA CA. 92883

APN: 283301005 ASMT: 283301005
M SHAUN NARDONI
IRENE NARDONI
9286 STONE CANYON RD
CORONA CA. 92883

APN: 283301006 ASMT: 283301006
MICHAEL C PFUTZENREUTER
9290 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302003 ASMT: 283302003
COMELITA BROWN
967 S APPALOOSA WAY
ANAHEIM CA 92808

APN: 283302004 ASMT: 283302004
ARTHUR VAZQUEZ
9387 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302005 ASMT: 283302005
VICTOR M GONZALEZ
ERICA C GONZALEZ
9379 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302006 ASMT: 283302006
GWENDOLYN JILL LEGE
HEITH LEGE
9371 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302007 ASMT: 283302007
TROY BOHANNON
ANTOINETTE BOHANNON
9363 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302008 ASMT: 283302008
CYNTHIA MARIEGOLD SALDIVAR
1625 E CUBBON ST
SANTA ANA CA 92703

APN: 283302009 ASMT: 283302009
DIMITRI MILLS
9347 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302010 ASMT: 283302010
CHARLES F TRENT
SANDRA M TRENT
9339 HOT SPRINGS RD
CORONA CA. 92883



APN: 283302011 ASMT: 283302011
SAMUEL ROBLES
ANGELICA SERNA
9331 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302012 ASMT: 283302012
SHADI KASBAR
NAJE SAYAH
9323 HOT SPRINGS RD
CORONA CA. 92883

APN: 283302013 ASMT: 283302013
ANTHONY R TUCCI
ANTHONY RICHARD TUCCI
C/O ANTHONY R TUCCI JR
9525 SMOKE TREE
FOUNTAIN VALLEY CA 92708

APN: 283302014 ASMT: 283302014
STEPHEN L KOETTER
JUDITH E KOETTER
41729 CRISPI LN
QUARTZ HILL CA 93536

APN: 283302015 ASMT: 283302015
PATRICIA QUINONEZ
JORGE QUINTERO
C/O JORGE QUINTERO
9322 STONE CANYON RD
CORONA CA. 92883

APN: 283302016 ASMT: 283302016
DONNA ALCAIA
9334 STONE CANYON RD
CORONA CA. 92883

APN: 283302017 ASMT: 283302017
MICHAEL S DAVIS
NANCY J DAVIS
9344 STONE CANYON RD
CORONA CA. 92883

APN: 283302018 ASMT: 283302018
MICHAEL MURRAY
DARLENE MURRAY
9358 STONE CANYON RD
CORONA CA. 92883

APN: 283302019 ASMT: 283302019
FRED R REYES
GRACE A REYES
9366 STONE CANYON RD
CORONA CA. 92883

APN: 283302020 ASMT: 283302020
ROBYN K GEARHART
MICHAEL S MOORE
9374 STONE CANYON RD
CORONA CA. 92883

APN: 283302021 ASMT: 283302021
CHARLES R TREBBIEN
DEBORAH K TREBBIEN
9384 STONE CANYON RD
CORONA CA. 92883

APN: 283302022 ASMT: 283302022
MATT SIMMONDS
ALMA SIMMONDS
9392 STONE CANYON RD
CORONA CA. 92883

APN: 283302023 ASMT: 283302023
JOSE M ROMERO
JENNY J ROMERO
9398 STONE CANYON RD
CORONA CA 92880

APN: 283302024 ASMT: 283302024
SHERRI E LASTER
C/O SHERRI LASTER
19373 AVENUE C
PERRIS CA 92570



APN: 283304001 ASMT: 283304001
ORONDE K MCGHEE
DIONNE AUBREY MCGHEE
9415 STONE CANYON RD
CORONA CA. 92883

APN: 283304002 ASMT: 283304002
WILLIE FRANK WASHINGTON
DENISE WASHINGTON
9407 STONE CANYON RD
CORONA CA. 92883

APN: 283304003 ASMT: 283304003
BLANCA E DUENAS
9399 STONE CANYON RD
CORONA CA. 92883

APN: 283304004 ASMT: 283304004
RODOLFO HERNANDEZ
SUSANA HERNANDEZ
9391 STONE CANYON RD
CORONA CA. 92883

APN: 283304005 ASMT: 283304005
NORMAN JACOB EGLI
CAROL JEAN EGLI
9383 STONE CANYON RD
CORONA CA. 92883

APN: 283304006 ASMT: 283304006
JEFFREY JONKEY
9375 STONE CANYON RD
CORONA CA. 92883

APN: 283304007 ASMT: 283304007
CYNTHIA M LEE
9367 STONE CANYON RD
CORONA CA. 92883

APN: 283304008 ASMT: 283304008
RACHEL FRANZ
MATT COVACH
C/O MATT COVACH
9359 STONE CANYON RD
CORONA CA. 92883

APN: 283304009 ASMT: 283304009
MICHAEL SCOTT COUCH
204 ALTA VISTA DR
ROCKWALL TX 75087

APN: 283304010 ASMT: 283304010
DENNIS J ELEFANTE
VICKI ELEFANTE
9343 STONE CANYON RD
CORONA CA. 92883

APN: 283304011 ASMT: 283304011
STEPHEN APPLEBY
TANYA APPLEBY
9335 STONE CANYON RD
CORONA CA. 92883

APN: 283304012 ASMT: 283304012
GENA OSBORNE
9327 STONE CANYON RD
CORONA CA. 92883

APN: 283304013 ASMT: 283304013
GARY RAY MOLLENBRINK
TERRY DENISE MOLLENBRINK
9319 STONE CANYON RD
CORONA CA. 92883

APN: 283304014 ASMT: 283304014
RYAN WILLIAM BEMIS
9311 STONE CANYON RD
CORONA CA. 92883



APN: 283304015 ASMT: 283304015
KEVIN L DENKERS
MELANY DENKERS
9303 STONE CANYON RD
CORONA CA. 92883

APN: 283304016 ASMT: 283304016
MOHAMED AGAMI
9295 STONE CANYON RD
CORONA CA. 92883

APN: 283304017 ASMT: 283304017
DON CALLOWAY
9287 STONE CANYON RD
CORONA CA. 92883

APN: 283304018 ASMT: 283304018
JORGE LOPEZ AVILA
9279 STONE CANYON RD
CORONA CA. 92883

APN: 283320023 ASMT: 283320023
BRYAN W COLE
DEBORAH L COLE
9457 STONE CANYON RD
CORONA CA. 92883

APN: 283320024 ASMT: 283320024
TERESA IVEY
9433 STONE CANYON RD
CORONA CA. 92883

ATTN: Maryann Cassaday
AT&T
3939 E. Coronado, 2nd Floor
Anaheim, CA 92807

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 726
San Bernardino, CA 92401-1400

City of Corona
815 W. Sixth St.
Corona, CA 92882-3238

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of California,
Riverside
Riverside, CA 92521-0418

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Engineering Department,
Southern California Gas Company
1981 Lugonia Ave.
Redlands, CA 92373

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

Growth Managment,
U.S. Postal Service
P.O. Box 9998
Riverside, CA 92507-9998

Lee Lake Water District
22646 Temescal Canyon Rd.
Corona, CA 92883-4106

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

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

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

TR33688

Applicant:
Rapp James
2221 Windsong Court
Safety Harbor, FL 34695

Engineer:
David Jeffers Consulting Inc
19 Spectrum Pointe Dr. Suite 609
Lake Forest, CA 92630

Payee:
Ronald H. Walecki
255 Via Linda Vista
Redondo Beach, CA 90277

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · 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, 9th 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 40576 Change of Zone No. 7258, General Plan Amendment No. 774, Tentative Tract Map No. 33688

Project Title/Case Numbers

Nicole Berumen
County Contact Person

(951) 955-0545
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

James Rapp
Project Applicant

2221 Windsonq Ct., Safety Harbor, FL 34695
Address

Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Road, and westerly of Lawson Road
Project Location

The General Plan Amendment proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the current zoning from Residential Agriculture with a minimum lot size of 2 1/2 acres (R-A 2 1/2) to One-Family Dwellings with a minimum lot size of 12,000 sq. ft. (R-1-12,000). The Tentative Tract Map proposes a schedule A subdivision of 42.9 acres into 49 residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) park lot totaling .7 gross acres, one (1) 220 square foot landscaped lot, one (1) lot for fire access, three (3) open space lots totaling 18.2 gross acres, and one (1) lot totaling 1.06 gross acres for the installation of a detention basin.

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 Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,993.00 plus \$64.00)
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.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\TR33688\BOS\TR33688 NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40576 ZCFG4017 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA40576, Change of Zone No. 7258, General Plan Amendment No. 774,
Tentative Tract Map No. 33688

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

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

COMPLETED/REVIEWED BY:

By: Nicole Berumen Title: Project Planner Date: July 1, 2008

Applicant/Project Sponsor: James Rapp Date Submitted: December 16, 2005

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Nicole Berumen at (951) 955-0545.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR33688\BOS\TR33688 Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA40576 ZCFG4017

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0525078

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

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

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: RAPP JAMES
paid by: CK 4081969 \$64.00
CALIFORNIA FISH AND GAME FOR EA40576
paid towards: CFG04017 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By CYUHAS Dec 16, 2005 12:50
posting date Dec 16, 2005

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0814177

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: WALECKI, RONALD H. \$116.25
paid by: CK 1552
CALIFORNIA FISH AND GAME FOR EA40576
paid towards: CFG04017 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 23, 2008 08:53
SBROSTRO posting date Dec 23, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$116.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0805651

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: WALECKI, RONALD H. \$1,876.75
paid by: CK 1544
paid towards: CFG04017 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA40576
at parcel #:
appl type: CFG3

By _____ Jun 02, 2008 08:47
MGARDNER posting date Jun 02, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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

Additional info at www.rctlma.org