

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

427 B



SUBMITTAL DATE:  
March 17, 2010

FROM: TLMA - Planning Department

**SUBJECT: CHANGE OF ZONE NO. 7344, TENTATIVE TRACT MAP NO. 34842** – (Mitigated Negative Declaration) – Applicant: Lanphere and Associates – Engineer/Representative: Joseph E. Bonadiman & Associates, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Simpson Road and easterly of Leon Road – 10.24 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10)-  
**REQUEST:** The Change of Zone proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. – APN: 462-020-051.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40875**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **CHANGE OF ZONE NO. 7344** from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1) in accordance with Exhibit # 3; based upon the findings and

Ron Goldman  
Planning Director

Initials:  
RG:vg  
KMX

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 3/25/10  
Tina Grande

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

Re: Change of Zone No. 7344, Tentative Tract Map No. 34842

Page 2 of 2

conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 34842**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER JULY 23, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.6: CHANGE OF ZONE NO. 7344 / TENTATIVE TRACT MAP NO. 34842** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lanphere and Associates – Engineer/Representative: Joseph E. Bonadiman & Associates, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Simpson Road and easterly of Leon Road – 10.24 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - APN: 462-020-05. (Legislative)
- II. PROJECT DESCRIPTION**  
The Change of Zone proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. –
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Russell Brady, at 951-955-1888 or e-mail [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- No one spoke in favor, neutral or opposition to the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Petty absent), recommended to the Board of Supervisors;
- ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40875**, 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 CHANGE OF ZONE NO. 7344** from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1) in accordance with Exhibit # 3; and;
- APPROVAL of TENTATIVE TRACT MAP NO. 34842**, 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 Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

Agenda Item No.:  
Area Plan: Winchester/Harvest Valley  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Russell Brady  
Planning Commission: July 23, 2008

CHANGE OF ZONE NO. 7344  
TENTATIVE TRACT MAP NO. 34842  
EA No. 40875  
Applicant: Lanphere & Associates  
Engineer: Joseph E. Bonadiman &  
Associates, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7344** proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1).

**Tentative Tract Map No. 34842** proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road.

The proposed project is located northerly of Simpson Road and easterly of Leon Road.

### SUMMARY OF FINDINGS:

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Vacant, Wireless Communication Facility   |
| 2. Surrounding Land Use (Ex. #1): | Developing Single Family Residential to the east, Scattered Large Lot Single Family Residential to the south, EMWD reservoir to the west, Vacant to the north           |
| 3. Proposed Zoning (Ex. #3):      | One-Family Dwelling (R-1)   |
| 4. Surrounding Zoning (Ex. #3):   | One Family Dwelling (R-1) to the east, Rural Residential (R-R) to the south and west, Medium Manufacturing (M-M) to the north, Specific Plan (SP 293 PA 7) to the south |
| 5. General Plan:                  | Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre)  |
| 6. Project Data:                  | Total Acreage: 10.24<br>Total Proposed Residential Lots: 32<br>Proposed Min. Lot Size: 7,200 sq ft<br>Schedule: A   |
| 7. Environmental Concerns:        | See attached Environmental Assessment   |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40875**, 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 **CHANGE OF ZONE NO. 7344** from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1) in accordance with Exhibit # 3; and;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 34842**, 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 Community Development: Medium Density Residential (CD:MDR) 2-5 dwelling units per acre) designation of the General Plan and all elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One-Family Dwelling (R-1) 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 compatible with the present and future logical development of the area.
6. The proposed project is in conformance with the Highway 79 Policy Area.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
8. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre).
2. The project site is surrounded by properties that are designated Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the north, east, south, and west, Community Development: Very Low Density Residential (CD:VLDR) (1 dwelling unit per acre) to the south, Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to the west, and Public Facilities (PF) to the west.
3. The existing zoning for the subject site is Light Agriculture ten-acre minimum (A-1-10)
4. The proposed zoning for the subject site is One-Family Dwelling (R-1).
5. The project site is surrounded by properties that are zoned One Family Dwelling (R-1) to the east, Rural Residential (R-R) to the south and west, Medium Manufacturing (M-M) to the north, Specific Plan (SP 293 PA 7) to the south.

6. The proposed project, creating 32 single-family residential lots is permitted in the proposed One-Family Dwelling (R-1) zone.
7. The project has been conditioned to pay fees that will contribute to the construction of transportation infrastructure in the Highway 79 Policy Area.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40875:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Geology/Soils
  - d. Hydrology/Water Quality
  - e. Noise

**INFORMATIONAL ITEMS:**

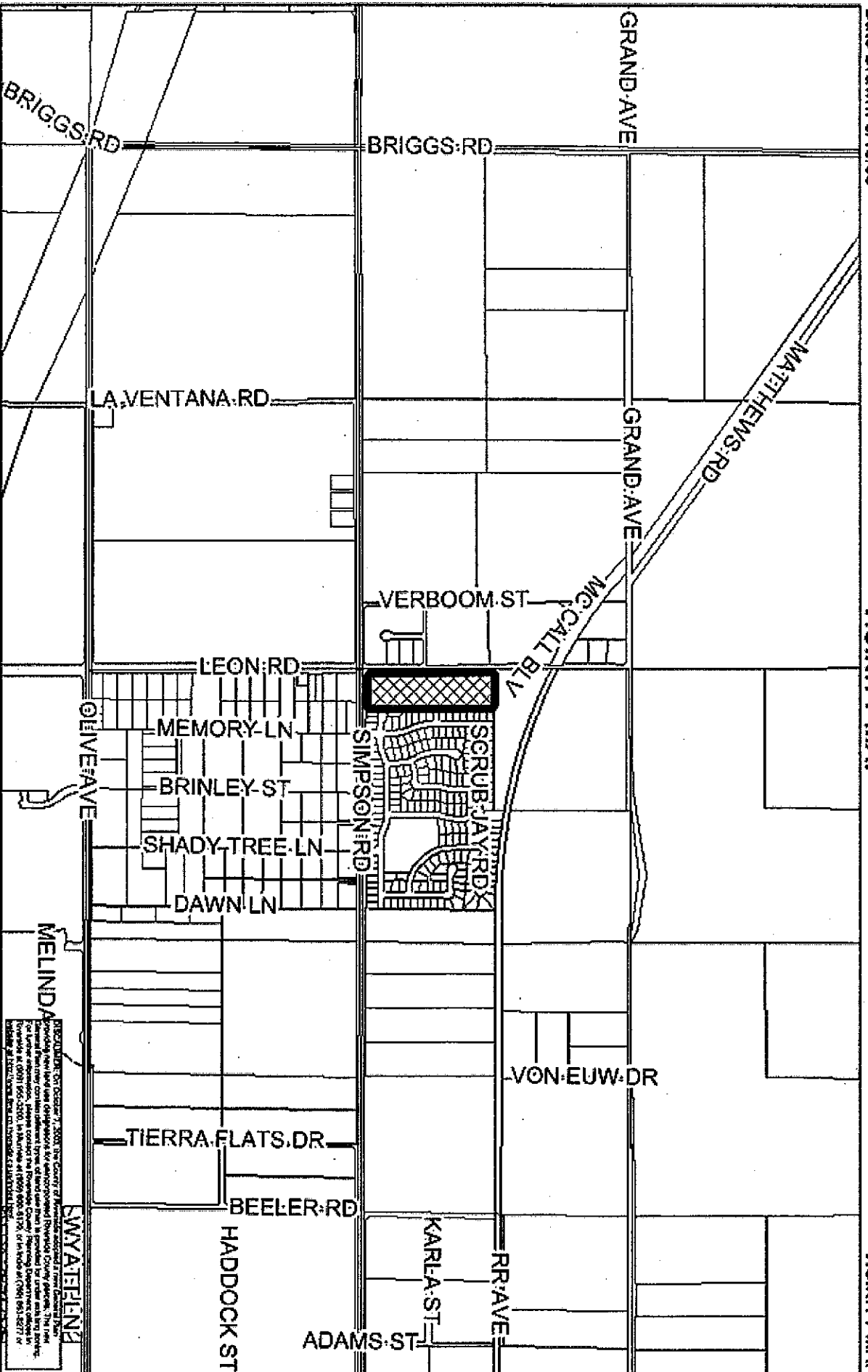
1. As of this writing, no letters in support or opposition have been received.
2. The project site is not located within:
  - a. A dam inundation area;
  - b. A hazardous fire area;
  - c. A flood hazard zone;
  - d. An Alquist-Priolo earthquake fault hazard study zone; or
  - e. A city sphere of influence.
3. The project site is located within:
  - a. The boundaries of the Hemet Unified School District;
  - b. Salt Creek Channel Winchester North Hemet Area Drainage Plan;
  - c. Mt. Palomar Lighting Ordinance Zone B;
  - d. Valleywide Recreation & Parks District area; and
  - e. The San Jacinto Valley Watershed.
4. The subject site is currently designated as Assessor's Parcel Numbers 462-020-051

Supervisor Stone  
District 3  
Date Drawn: 6/18/08

# CZ07344 TR34842

## VICINITY MAP

Planner: Russell Brady  
Date: 6/24/08  
VICINITY MAP



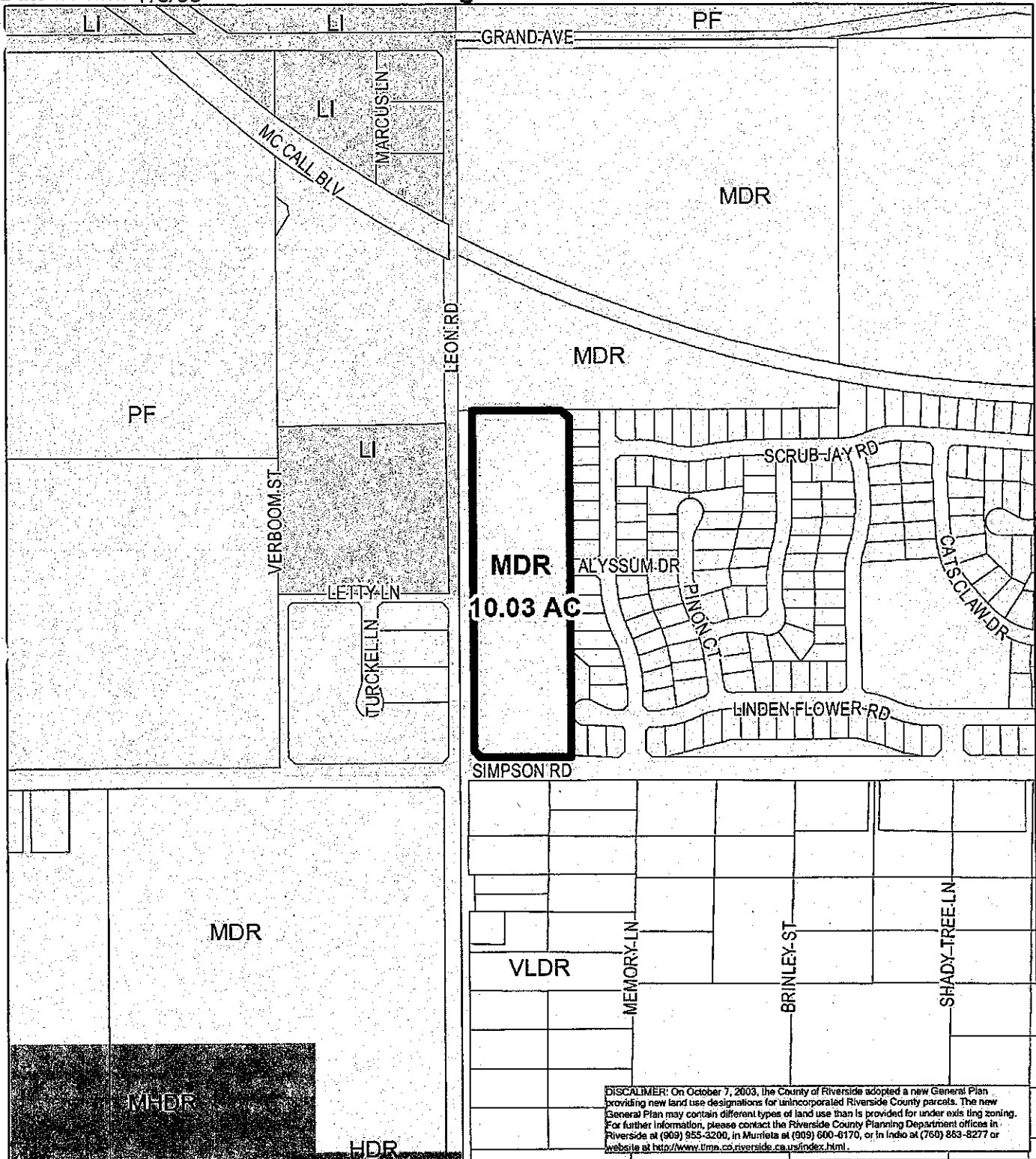
### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Winchester  
Area: Winchester  
Township/Range: T55R2W  
Section: 29



**MELINDA**  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
1000 N. MICHIGAN ST., SUITE 1000, RIVERSIDE, CA 92507  
TEL: (951) 955-1500 FAX: (951) 955-1501  
WWW.RIVERSIDECOUNTYPLANNINGDEPARTMENT.COM

Assessors  
Blk. Pg. 462-02  
Thomas  
Bros. Pg. 8 ~ B6



DISCALIMER: 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) 883-8277 or website at <http://www.trma.co.riverside.ca.us/index.html>.

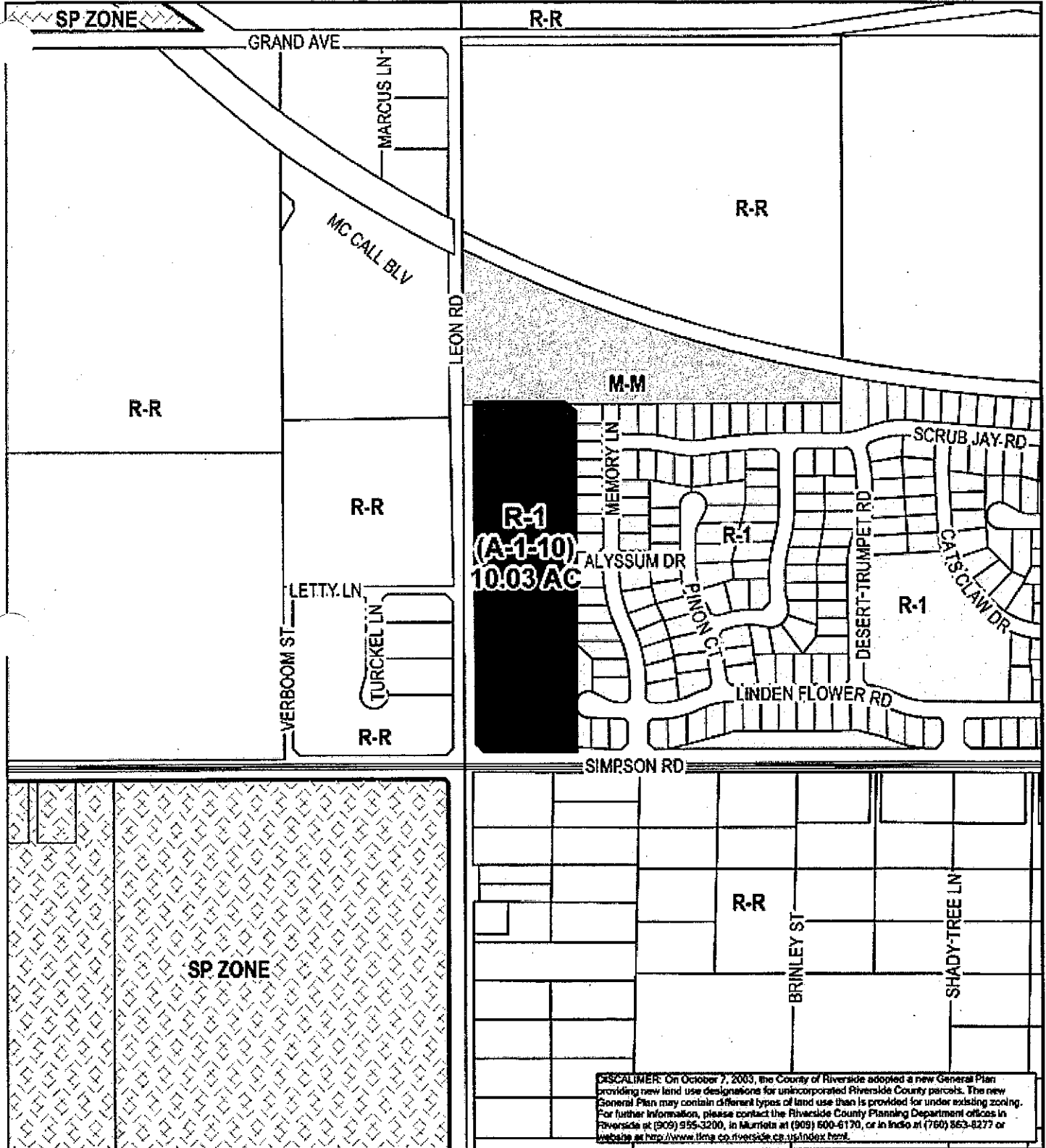
Zone  
Area: Winchester  
Township/Range: T5SR2W  
Section : 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk.Pg. 462-02  
Thomas  
Bros. Pg. 839 B6







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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: Winchester  
Township/Range: T5SR2W  
Section: 29



Assessors  
Bk. Pg. 462-02  
Thomas  
Bros. Pg. 839 B6

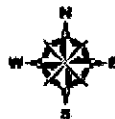




Zone  
Area: Winchester  
wnship/Range: T5SR2W  
Section: 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 462-02  
Thomas  
Bros. Pg. 839 B6

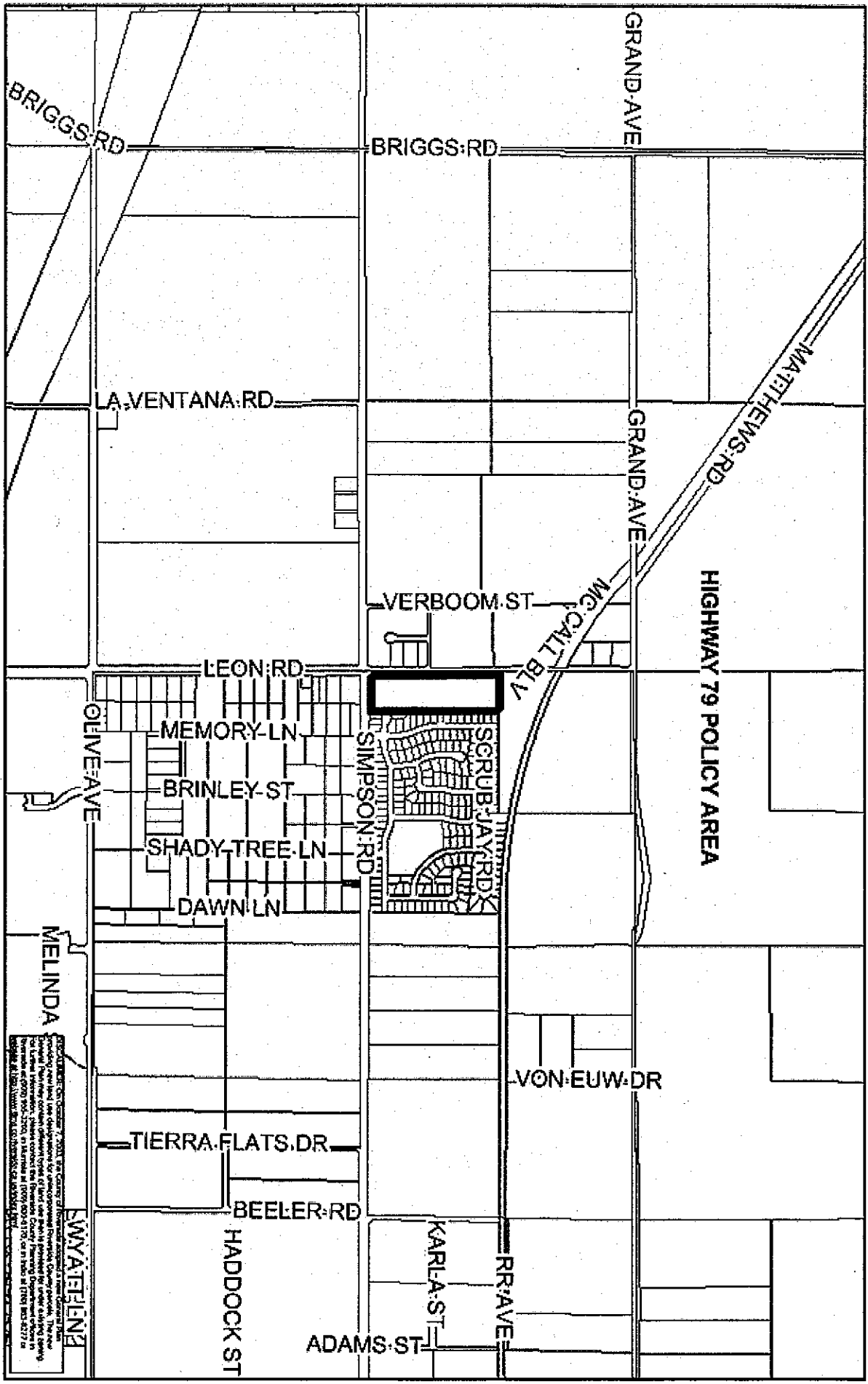


Supervisor Stone  
District 3  
Date Drawn: 6/18/08

# CZ07344 TR34842

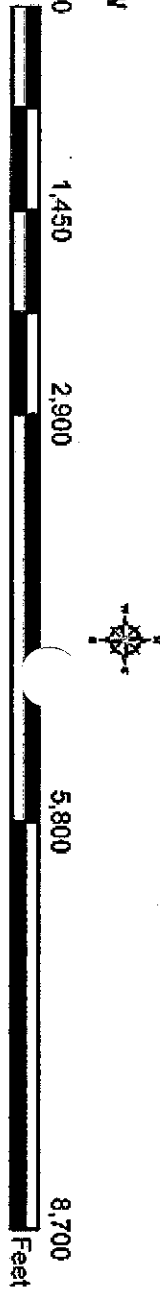
## POLICY AREAS

Planner: Russell Brady  
Date: 6/24/08  
Exhibit 8



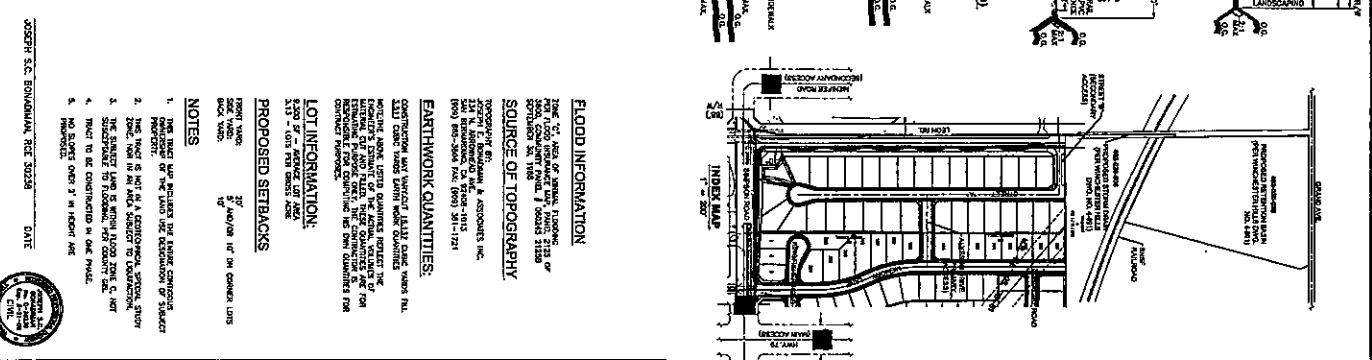
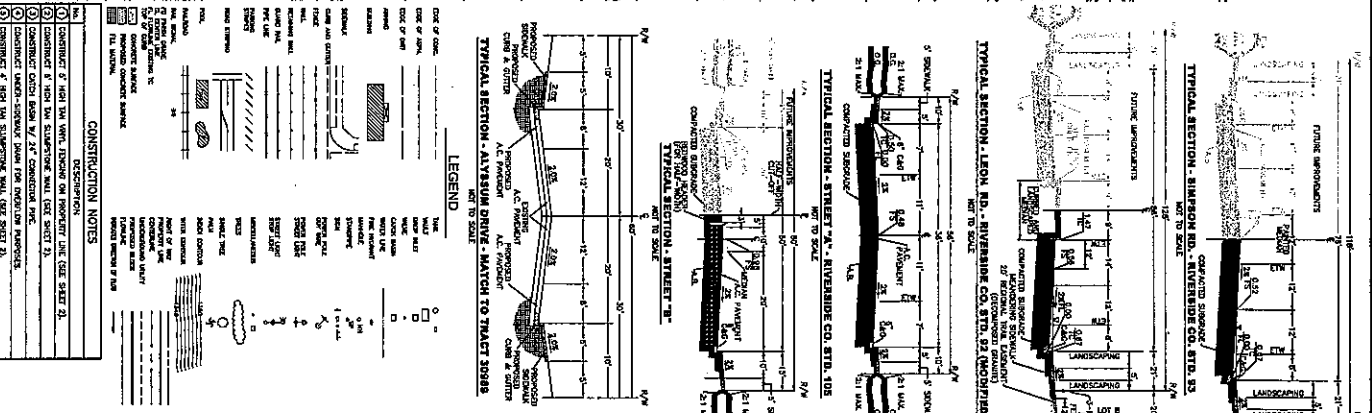
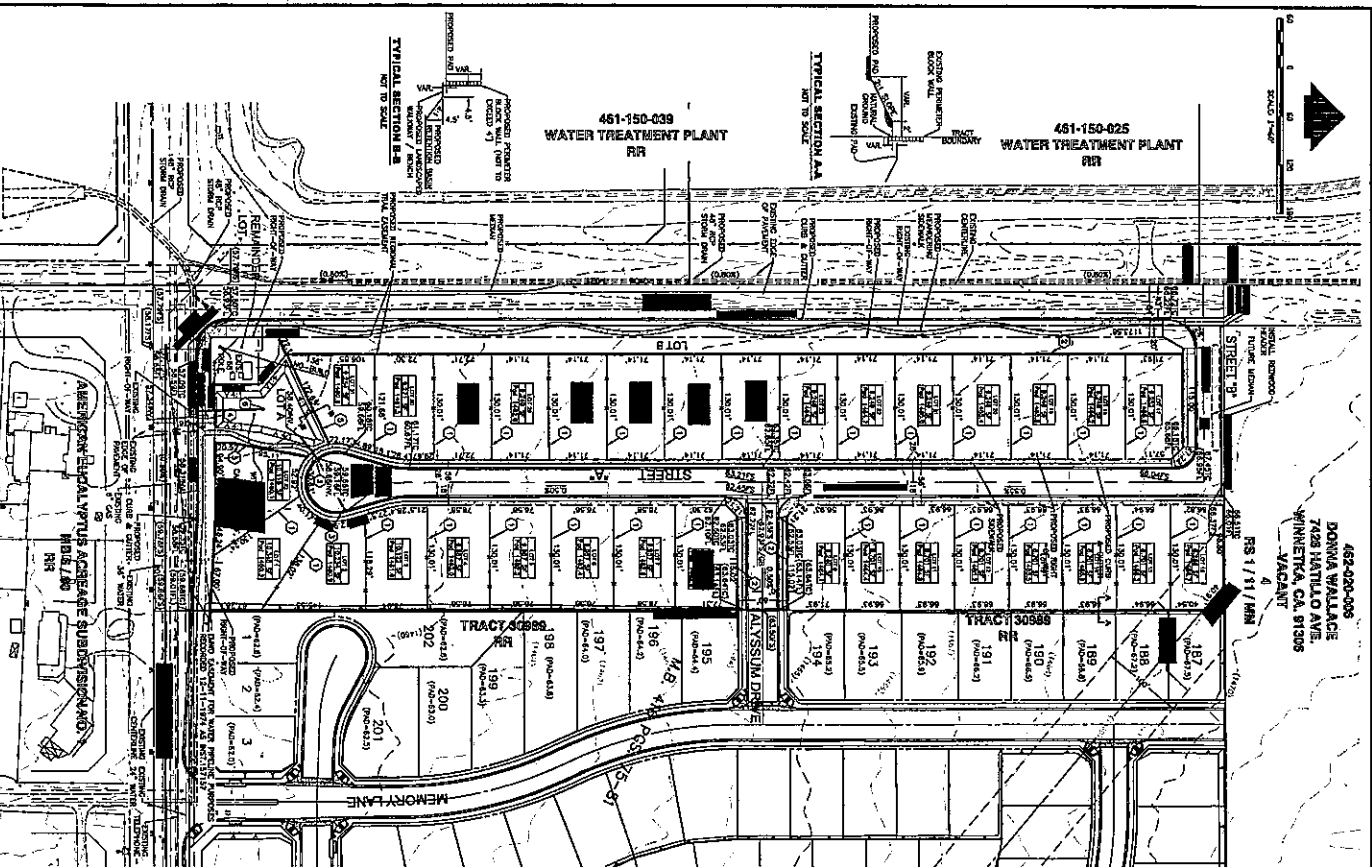
### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: Winchester  
Township/Range: T55R2W  
Section: 29



**SWYATELINA**  
Producing new land use designations for unincorporated Riverside County. The new designations are based on the Riverside County General Plan and the Riverside County Land Use Ordinance. The new designations are effective 6/20/08. For more information, please contact the Riverside County Planning Department at (951) 809-4170 or in the field at (761) 802-8272 or by email at SWYATELINA@RIVERSIDECOUNTYCALIFORNIA.GOV

Assessors  
Bk. Pg. 462-02  
Thomas  
Bros. Pg. 86



**PROJECT INFORMATION**

ASSessor's Parcel No.: 461-150-025  
 MAP No.: 34842  
 PREPARED BY: JOSEPH E. BOWMAN & ASSOCIATES, INC.  
 DATE: 08/20/2012

**LEGAL DESCRIPTION**

31 LOTS, 2 LITTED LOTS, 1 REMAINDER LOT

**LAND OWNERS:**

JOSEPH E. BOWMAN & ASSOCIATES, INC.  
 1100 AMERICAN LANE  
 SUITE 200  
 WASHINGTON, DC 20004-2218

**APPLICANT:**

JOSEPH E. BOWMAN & ASSOCIATES, INC.  
 1100 AMERICAN LANE  
 SUITE 200  
 WASHINGTON, DC 20004-2218

**TENTATIVE MAP 34842**  
 BEING A DIVISION OF PARCEL 2,  
 PARCEL MAP NO. 8517, BOOK 22, PAGE 6

**NO. DESCRIPTION BY APPROVED DATE**

1. LARSEN & ASSOCIATES 1st 2 C1 08/20/12

# TENTATIVE MAP 34842

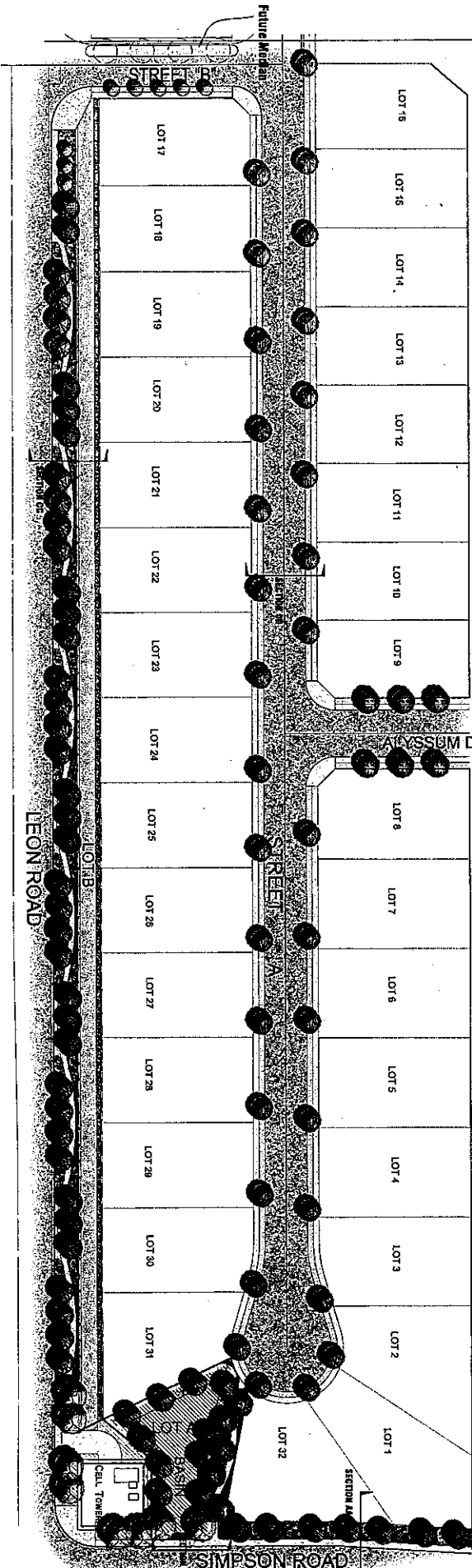
## CONCEPTUAL LANDSCAPE PLAN

### LEON ROAD NORTH OF SIMPSON ROAD

#### COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 30989

TRACT 30989



#### Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	24	36" Box	<i>Quercus virginiana</i>	Virginia Oak
	47	36" Box	<i>Platanus acerifolia</i>	London Plane Tree
	38	24" Box	<i>Protea chinensis</i>	Chinese Protea
	38	24" Box	<i>Magnolia grandiflora</i>	Magnolia
	38	36" Box	<i>Koehneia paniculata</i>	Goldenrain Tree
	38	36" Box	<i>Lagerstroemia indica</i>	Crape Myrtle

#### Planting Legend

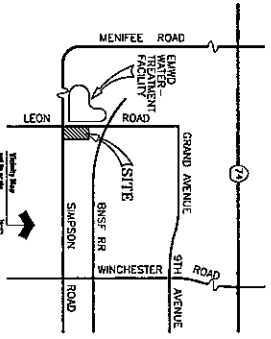
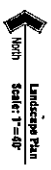
SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	5	5 Gal.	<i>Rhoicypis indica</i>	Cher
	5	5 Gal.	<i>Calliandra baccifolia</i>	Indian Hawthorne
	5	5 Gal.	<i>Diels bicolor</i>	NON
	1	1 Gal.	<i>Hemerocallis hybrid</i>	Cream Fornings Lily
	5	5 Gal.	<i>Phorbia lasari</i>	Daylilies
	1	1 Gal.	<i>Madryera unguis-cati</i>	Cats Claw
	12	12" Pots	<i>Lonicera japonica</i>	Hair
	Hydroseed	OK.	Tall Isaac lawn tree	Hills Hydroseed

**Owner/Applicant:**  
**MEHRE REAL ESTATE DEVELOPMENT, LLC**  
 7148 El Prado Street  
 Riverside, CA 92504-2718  
 (949) 231-8880

**Legal Description:**  
 A PORTION OF PROJECT MAP NO. 8371, TRACT 32, PART OF SECTION 18, TOWNSHIP 23N, RANGE 2W, S4M OF SIMPSON ROAD, CALIFORNIA, THE SOUTHWEST CORNER, OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 23N, RANGE 2W, S4M BERNDSON ROAD AND HEREON.

**NOTE: ALL EXTERIOR RIGHT OF WAY AND OPEN SPACE LANDSCAPE TO BE INSTALLED IN ONE PHASE.**

**LANDSCAPE MAINTENANCE DISTRICT AT LEON ROAD, SIMPSON ROAD, STREET "B", AND BASIN & PEDESTRIAN WALK-THROUGH**



JOB: 07-05  
 LKD GRP MGB

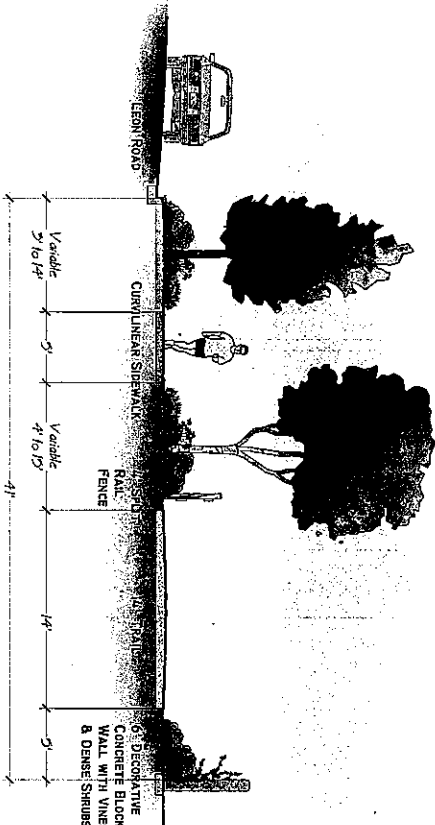


**DODF**  
 LANDSCAPE ARCHITECTS  
 181 N. E. Street, San Bernardino, CA 92401  
 phone: (909) 388-5568  
 fax: (909) 384-9854  
 e-mail: pdal@verizon.net  
 Richard Pope, Landscape Architect CA# 2664

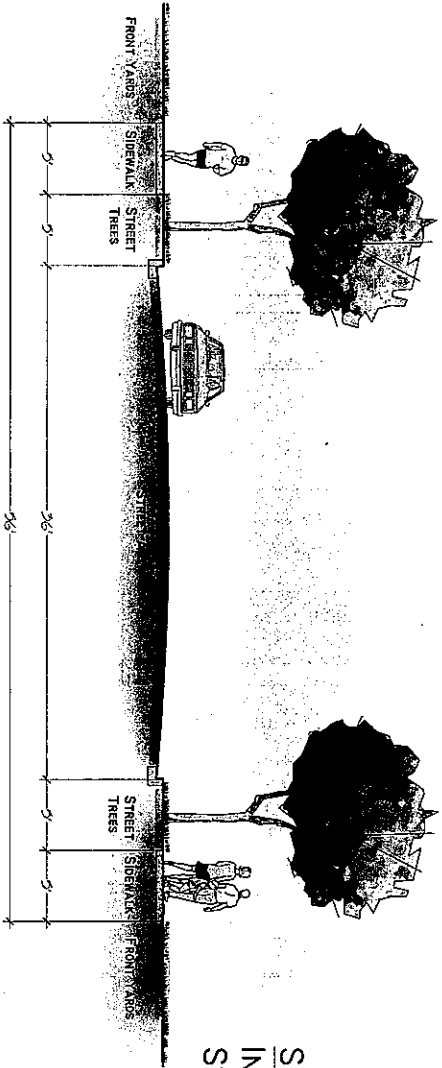
# TENTATIVE MAP 34842 LANDSCAPE SECTIONS

LEON ROAD NORTH OF SIMPSON ROAD  
COUNTY OF RIVERSIDE, CALIFORNIA

**SECTION CC**  
LANDSCAPE  
MAINTENANCE  
DISTRICT -  
LEON ROAD



**SECTION DD**  
INTERIOR  
STREET



Section Views  
Scale: 1"=4'

JOB: 07-05 LXD GPP MGS



**Owner/Applicant:**  
HERITAGE ESTATE DEVELOPMENT, LLC  
7146 El Prado Avenue  
Beverly Hills, CA 90204-2718  
(949) 231-0800

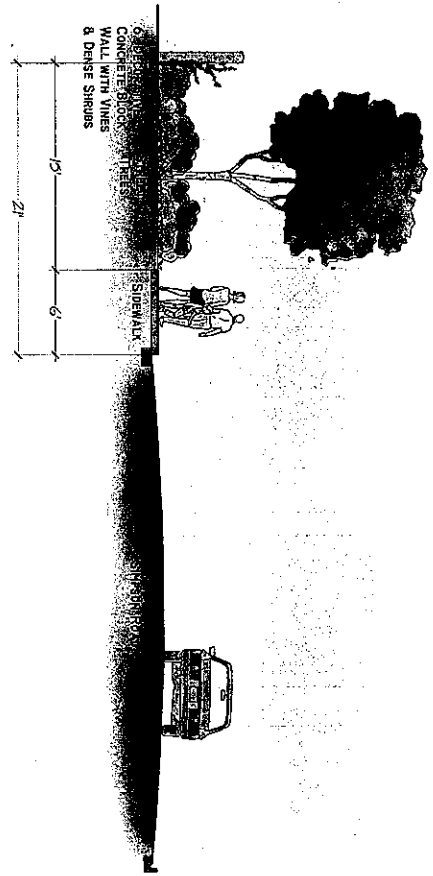
LAND DEVELOPER:  
FARNELL ZOF FARRER LLP, 6017 CENTER DRIVE, SUITE 300, COSTA MESA, CA 92626  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A BRANCH OF CIVIL ENGINEERING  
AND SURVEYING, 100 WEST 9TH STREET, SUITE 200, RIVERSIDE, CA 92501  
NORTHWEST QUARTER 147 SECTION 22, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN  
BERNARDINO COUNTY, CALIFORNIA

**NICHARD**  
**POPE**  
LANDSCAPE ARCHITECTURE  
181 N. E. Steel, San Bernardino, CA 92401  
Phone: (909) 888-5555  
Fax: (909) 384-9554  
e-mail: pope@vision.net  
Richard Pope, Landscape Architect CA # 2664

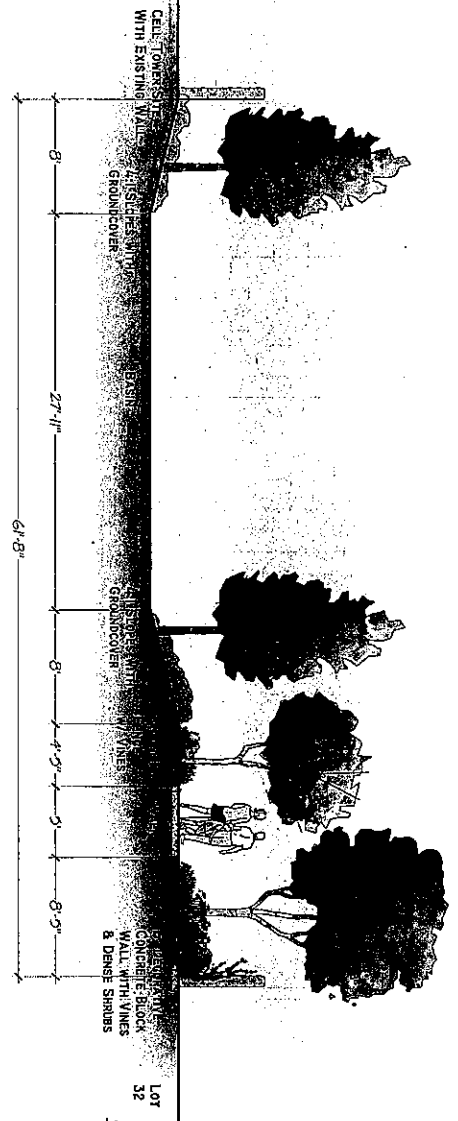
# TENTATIVE MAP 34842 LANDSCAPE SECTIONS

LEON ROAD NORTH OF SIMPSON ROAD  
COUNTY OF RIVERSIDE, CALIFORNIA

## SECTION AA LANDSCAPE MAINTENANCE DISTRICT - SIMPSON ROAD



## SECTION BB BASIN & PEDESTRIAN THRU-WAY



Section Views  
Scale: 1"=4'

JOB: 07-05 LKO GRP MGB



**Owner/Applicant:**  
MERGER REAL ESTATE DEVELOPMENT, LLC  
7146 El Prado Street  
Irvine, CA 92604-2716  
(949) 231-8800

**Richard Pope, Landscape Architect, CA# 2664**

**LANDSCAPE ARCHITECTURE**  
Richard Pope, Landscape Architect, CA# 2664

**DOPE**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN & PLANNING  
181 N. F. Street, San Bernardino, CA 92401  
phone: (909) 888-5548  
fax: (909) 384-9854  
e-mail: rp@dope.com





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40875

**Project Case Type (s) and Number(s):** Agriculture Preserve Case No. 974, Change of Zone No. 7344, Tentative Tract Map No. 34842

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

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

**Contact Person:** Russell Brady

**Telephone Number:** 951-955-1888

**Applicant's Name:** Lanphere & Associates

**Applicant's Address:** 256 Palmyra Dr., San Bernardino, CA 92404

**Engineer's Name:** Bonadiman & Associates, Inc.

**Engineer's Address:** 234 N Arrowhead Ave., San Bernardino, CA 92408

### I. PROJECT INFORMATION

#### A. Project Description:

**Agriculture Preserve Case No. 974** proposes a cancellation of the affected contract and diminishment from the boundaries of the agricultural preserve located within Winchester Agricultural Preserve No. 10, Map No. 82.

**Change of Zone No. 7344** proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1).

**Tentative Tract Map No. 34842** proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 8,288 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the corner of Leon Road and Simpson Road.

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

**C. Total Project Area:** 10.24 Acres

<b>Residential Acres:</b> 10.24	<b>Lots:</b> 34	<b>Units:</b> 32	<b>Projected No. of Residents:</b> 96
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Mixed Use Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Open Space Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

**D. Assessor's Parcel No(s):** 462-020-051

**E. Street References:** northerly of Simpson Road and easterly of Leon Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 West, Section 29

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in an area primarily dominated by dry farming activities in recent history. An existing 1 acre plus residential area lies to the south of the project site and a new residential development (TR30989) is being developed directly to the east. A EMWD reservoir currently exists to the west of the site and the BNSF/RCTC rail line

lies north of the project site past a vacant parcel. A 68' tall cell tower site exists at the southwest corner of the project site, which will remain. The site is relatively flat and slopes gently from the north to south. The site is generally void of any vegetation with a eucalyptus tree near the southwest corner and small patches of native grass and shrubs across the site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) designation. The proposed project meets all applicable land use policies.
2. **Circulation:** The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project does not provide any recreation areas on the project site. The proposed project has been conditioned to dedicate the appropriate park land and/or pay the appropriate park mitigation fees pursuant to the Quimby Act. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design and conditioning of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality element policies.

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

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

**D. Land Use Designation(s):** Medium Density Residential (MDR) (2-5 dwelling units per acre)

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

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

**G. Adjacent and Surrounding:**

- 1. **Area Plan(s):** Harvest Valley / Winchester
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5 dwelling units per acre) to the north, east, south, and west, Very Low Density Residential (VLDR) (1 dwelling unit per acre) to the south, Light Industrial (LI) (0.25-0.60 floor area ratio) to the west, and Public Facilities (PF) to the west.
- 4. **Overlay(s) and Policy Area(s), if any:** Highway 79 Policy Area

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** Light Agriculture one-acre minimum (A-1-10)

**J. Proposed Zoning, if any:** One-Family Dwelling (R-1)

**K. Adjacent and Surrounding Zoning:** One Family Dwelling (R-1) to the east, Rural Residential (R-R) to the south and west, Medium Manufacturing (M-M) to the north, Specific Plan (SP 293 PA 7) to the south.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources           | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation              |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> 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:

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

**ENVIRONMENTAL IMPACT REPORT** is required.

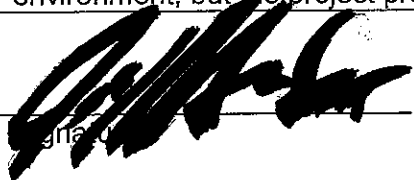
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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.



June 24, 2008  
Date

Russell Brady  
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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located along Simpson Road and Leon Road which are not designated scenic highways. No impact to any scenic highway is anticipated.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the individual tentative tract map project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines, therefore will not create an aesthetically offensive project and impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the RCIP, the project site is located 28.26 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.55) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

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: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area. Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. Less than significant impacts are anticipated.

b) The project will not expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant or currently have residences, similar residential development exists or is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. Lighting will be hooded and shielded in accordance with county requirements to prevent spillover onto adjacent properties, particularly the existing larger lot residences to the east. Less than significant impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is located on property designated as Prime Farmland. The proposed project is not currently designated on the General Plan for agricultural use. The project is not located within the boundaries of land designated as unique, or statewide important farmland (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program)-the project will contribute to the cumulative loss of farmland in the County. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project, adopted October 7, 2003. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. As a result, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Therefore, impacts are considered to be less than significant.

b) Agriculture Preserve Case No. 974 is associated with this project and proposes to cancel the affected contract and the diminishment of the agricultural preserve located within Winchester Agricultural Preserve No. 10, Map No. 82. Prior to adoption of the proposed change of zone to One Family Dwelling (R-1), the Agriculture Preserve Case must be adopted to cancel the agriculture preserve on the project site. This is a standard requirement for projects located within an agricultural preserve proposing non-agriculture zoning and is not considered unique mitigation pursuant to CEQA. No agricultural uses exist on site currently. Therefore, impacts are considered to be less than significant.

c) The project is not located within 300' of agriculturally zoned property. Therefore, there will be no impact.

d) The project could result in additional development for the area which could convert farmland to non agriculture use. Any conversion would be required to be consistent with the General Plan; therefore, impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Waste Management Department

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). 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 is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP; therefore, impacts are less than significant.

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

The project is consistent with the County's General Plan and Harvest Valley/Winchester Area Plan land use designations. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures (COA 10.BS GRADE.4) and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, impacts are considered to be less than significant.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard county requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors. Therefore, impacts are considered to be less than significant.

e) The project site is not located within close proximity to a substantial point source emitter. Therefore, there will be no impact as a result of the project.

f) The residential project will not create objectionable odors affecting a substantial number of people. Therefore, there will be 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
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**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

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

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

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

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

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

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

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

Source: GIS database, WRCMSHCP, On-site Inspection, PDB04792

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a general Biological Survey and Burrowing Owl Habitat Assessment. Therefore, there will be no impact as a result of the project.

b) No endangered or threatened species were identified on the project site. Therefore, there will be no impact as a result of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) During the field investigation, no burrowing owls were observed. The report (PDB04792) states that there is suitable habitat for burrowing owls existing on site in the form of mammal burrows. However, no burrowing owls were observed onsite during field investigation. With the incorporated mitigation, the project will have a less than significant impact on any sensitive species.

d) During the field investigation, eucalyptus trees were identified along Leon Road which could provide suitable nesting for migratory birds. With the incorporated mitigation, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites; therefore, the impact is less than significant.

e-f) The project site does not support Riparian/Riverine area or vernal pools; therefore, there will be no impact.

g) The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result of the project.

**Mitigation:** The proposed project will be required to perform a burrowing owl survey 30 days prior to commencement of grading activities. If any clearing/grading is proposed during breeding season (March 1<sup>st</sup>-June 30<sup>th</sup>) a nesting bird survey shall be conducted prior to clearing/grading of the site. (COA 60.EPD.1 and 60.EPD.2)

**Monitoring:** Monitoring shall be done by the Environmental Programs Department and the Building and Safety Department.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, PDA04192

**Findings of Fact:**

a) Aside from the existing wireless communication facility, the project site is vacant and does not contain any historical structures. Therefore, there will be no impact as a result of the project.

b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, there will be no impact as a result of the project.

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

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

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.				
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 checked="" type="checkbox"/>	<input 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, PDA04192

Findings of Fact:

a) The cultural resources study (PDA04192) prepared for the project did not find any archaeological resources existing above ground. Through a records search, the study found numerous identified archaeological resources that exist within one-mile of the site. These are comprised of primarily bedrock milling features. Although no significant resources have been found above ground, the potential exists for uncovering resources during grading activities. With incorporation of the recommended mitigation measures, impacts will be less than significant.

b) With the incorporated mitigation, the project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.1) This is a standard condition of approval and not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

d) The proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there will be no impacts as a result of the project.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist and Native American monitor for consultation during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (COA 10.PLANNING.2, 60.PLANNING.1, 60.PLANNING.3, 60.PLANNING.4)

Monitoring: Monitoring will be provided by the Planning Department and the Building and Safety Department.

**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 "Paleontological Sensitivity", PDA04192

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 site is partly located within a High B (Hb) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is moderate to high.

Mitigation: The project has been conditioned to retain a qualified paleontologist prior to grading for consultation during grading activities. (COA 60.PLANNING.5)

Monitoring: Monitoring will be provided by the Planning Department and the Building and Safety Department.

**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 Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) No active faults are known to traverse the project site. Therefore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, there will be no impact as a result of the project.

b) The project site does not lie within a State of California Earthquake Hazard Zone (formally called an Alquist-Priolo Special Studies Zone). Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. **Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 1960

Findings of Fact:

a) The project is located in an area with high potential for liquefaction due to shallow groundwater. The top 5 feet of the site soils should be removed and replaced with geo-grid reinforced fill soils compacted to a minimum of 95% relative compaction. If geo-grid is not to be installed, the top 10 feet

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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shall be removed and replaced with soils compacted to 95% relative compaction. With the incorporation of mitigation measures, any potential impacts will be reduced to a less than significant level (COA 10.PLANNING. 20).

Mitigation: The top 5 feet of the site soils should be removed and replaced with geo-grid reinforced fill soils compacted to a minimum of 95% relative compaction. If geo-grid is not to be installed, the top 10 feet shall be removed and replaced with soils compacted to 95% relative compaction (COA 10.PLANNING. 20).

Monitoring: Monitoring will be provided by the Building & Safety Department and the County Geologist.

**12. Ground-shaking Zone**      
 Be subject to strong seismic ground shaking?

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

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The closest active fault is the San Jacinto Fault, located approximately 8 miles away. The project is located within a very high ground shaking risk area. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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?

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

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil. Therefore, there will be no impact as a result of the project.

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.

**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: RCIP Figure S-7 "Documented Subsidence Areas", GEO No. 1960

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. GEO No. 1960 concluded that the potential for subsidence is relatively low. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials, GEO No. 1960

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: RCIP, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

b) The project does not propose slopes greater than 2:1 or higher than 10 feet. Therefore, there will be no impact as a result of the project.

c) Grading will not negate or affect the subsurface sewage disposal systems. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**17. Soils**

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

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?

Source: Project Application Materials, On-site Inspection, GEO No. 1960

Findings of Fact:

a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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modify the channel of a river or stream or the bed of a lake?

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.

b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a high 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. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA (COA 10.BS GRADE.4) Therefore, impacts are 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-18 "Inventory of Hazardous Materials", Project materials, and Site Inspection

Findings of Fact:

a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the project will have a less than significant impact from hazardous materials.

b) The project proposes residential land uses; however, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, impacts are considered less than significant.

c) The project will provide adequate access to the proposed residential use, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be no impact as a result of the project.

d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, there will be no impact as a result of the project.

e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within an Airport Master Plan. Therefore, there will be no impact as a result of the project.

b) The project is not located within an airport or an airport influence area. As such, review by ALUC is not necessary and there will be no impact as a result of the project.

c) The project is not located within an airport land use plan or within two miles of a public airport or a public use airport. As such, no safety hazard will be posed to people residing or working in the project area because of the project being located within an airport land use plan or within two miles of a public airport or a public use airport. Therefore, there will be no impact as a result of the project.

d) The project is not located within the vicinity of a private airstrip, or heliport, and, as such, will not pose a safety hazard for people residing or working in the project area because of a private airstrip or heliport. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is not located within a high fire hazard area. Therefore, impacts are 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**

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

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

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

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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?

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

g) Otherwise substantially degrade water quality?

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)?

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

Findings of Fact:

a) The site currently sheet flows all drainage occurring on site and no defined drainage areas exist on site. This project is tributary to the planned CFD lines connecting to Salt Creek. The proposed facilities to convey flows to Salt Creek will include standard flood control erosion control features to limit the amount of erosion created by the increased flows. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) 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. (COA 10.FLOOD RI.1, 10.FLOOD RI.18, 50.FLOOD RI.9, 60.FLOOD RI.8, 90.FLOOD RI.3). Therefore, impacts are considered less than significant with mitigation incorporated.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, impacts are considered less than significant.
- d) This project is located within the proposed Winchester Hills Community Facilities District, which will fund infrastructure improvements for the area, primarily flood control improvements. This project is tributary to the planned CFD lines connecting to Salt Creek. If not already constructed, this project will be required to construct CFD Line C from Salt Creek to CFD Basin C located at the southwest corner of Leon Road and Grand Avenue. Salt Creek has been determined to provide an adequate outlet for increased flows for this project and no onsite detention facilities are required. Fees have been established for the Salt Creek Channel Winchester North Hemet Area Drainage Plan, which will also help to fund flood control improvements in the area. (COA 10.FLOOD RI.1, 10.FLOOD RI. 19, 90.FLOOD RI.1). Therefore, impacts are considered less than significant with mitigation incorporated.
- e) The proposed project is not located within a 100-year floodplain. Therefore, impacts are considered less than significant.
- f) The project will not place structures within a 100-year flood hazard area, which as a result would impede or redirect flows. Therefore, there will be no impacts as a result of the project.
- g) The project will not otherwise substantially degrade water quality. Therefore, there will be no impacts as a result of the project.
- h) This project proposes BMP facilities that will require maintenance by a public agency or property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Riverside County Flood Control District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity (COA 10.FLOOD RI.18). Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation: Prior to final building inspection, the project shall construct all required flood control facilities to provide protection for the site from offsite flows and to provide an adequate outlet for the increased flows created by the site. (COA 10.FLOOD RI.1, 10.FLOOD RI. 19, 90.FLOOD RI.1

Monitoring: Monitoring will be provided by the Riverside County Flood Control District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**24. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into proposed onsite and offsite drainage facilities.
- b) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level.
- c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project is impacted by 24 acres of runoff from the east. The project proposes to collect these flows via a u-shape channel along the project's eastern boundary and convey them to the north. Therefore, there will be no impact as a result of the project.
- d) The project will not cause changes in the amount of surface water in any water body. Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is consistent with the General Plan Land Use designation of Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre). It is surrounded by single family residential to the east and south. The project will continue the future and logical development of the area. The project will not result in a substantial alteration of the present or planned land use of this area. Therefore, impacts are considered less than significant.

b) The project is not located within a city sphere of influence and is not adjacent to a city or county boundary. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is consistent with the proposed One-Family Dwelling (R-1) zoning classification since it is proposing a residential land-division that meets all of the zoning's development standards. The One-Family Dwellings (R-1) zoning classification exists to the east of the proposal.

b) The proposed project is consistent with the surrounding zoning of One Family Dwelling (R-1) to the east, Rural Residential (R-R) to the south and west, Medium Manufacturing (M-M) to the north, Specific Plan (SP 293 PA 7) to the south. These zones primarily allow for medium density residential land uses similar to what is proposed by the project. The proposed project will continue the future logical development of the area. Therefore, impacts are considered to be less than significant.

c-d) The proposed project is consistent with the existing an planned land uses since residential developments exist to the east, south, and west. The proposed project is consistent with the General

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan land use designation of the site. The project is located within the Highway 79 Policy Area, which limits the amount of units that can be developed by reducing the allowed density by 9% from the midpoint of the density range. The project, proposing 32 units on 10.24 acres, is consistent with the policy requirements. The project is consistent with all policies of the General Plan and the surrounding land uses.

e) Surrounding land uses include vacant/undeveloped land and scattered existing lower density residential. The project will not disrupt or divide any existing community since the project site is on vacant land with the exception of a wireless communication facility located at the northeasterly corner of Leon Road and Simpson Road.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Per the review conducted by the Riverside County Geologist, since such is the case the project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. There, there will be no impact as a result of the project.

b) The project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Per the review conducted by the Riverside County Geologist, the project will not result in the loss of availability of a



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there will be no impact as a result of the project.

c) The project site is not located adjacent to a State classified or designated area or existing surface mine. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity and current RCIP land uses preclude mining in the area. The proposed project is consistent with the surrounding land uses. Therefore, there will be no impact as a result of the project.

d) No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity and current RCIP land uses preclude mining in the area. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines since none exist. There, there will be no impacts as a result of the project.

**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**                       

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 proposed project is not located within the vicinity of a public or private airport. Therefore, there will be no impact as a result of the project.

b) The proposed project is not located in or is in the immediate vicinity of a private airstrip. Therefore, no impacts will occur as a result of the project.

**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.

**29. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The project site is located approximately 400' from an existing railroad line. Currently the railroad line is used rarely for freight service. The railroad line is the anticipated Metrolink extension to Hemet in the future. Despite the railroad line's anticipated future use, due to the site's distance from the rail line, less than significant impacts are anticipated to occur. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located adjacent to or nearby any highways. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Noise Effects on or by the Project**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Public Health review

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. The cumulative ambient noise from this project and those surrounding it are also considered less than significant.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, impacts are considered less than significant.

c) A preliminary noise study was completed for the proposed project. The project is proposing a solid block wall. Based on the Department of Public Health's calculations, the proposed wall should provide sufficient attenuation to reduce exterior roadway noise levels below the 65 Ldn standard (COA 90.PLANNING.1). Therefore, impacts are considered less than significant with mitigation incorporated.

d) The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels. Therefore, there will be no impact as a result of the project.

Mitigation: A seven (7) foot high noise attenuating block wall along Simpson Road and Leon Road shall be constructed. (COA 90.PLANNING.1)

Monitoring: Mitigation monitoring shall be conducted through the Building and Safety Plan Check Process.

**POPULATION AND HOUSING** Would the project

**33. Housing**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 is currently primarily vacant farmland. The project will not displace any housing and will not result in additional impacts.
- b) The project will not create a demand for additional housing beyond the residential land uses in the General Plan. Therefore, there will be no impact as a result of the project.
- c) The project will not displace any people. Therefore, there will be no impact as a result of the project.
- d) The proposed project is not located within a Redevelopment Area. Therefore, there will be no impact as a result of the project.
- e) The project will not cumulatively exceed official regional or local population projections. Therefore, impacts are considered less than significant.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth. Therefore, impacts are 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:

34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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 or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.31)

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**35. Sheriff Services**

Source: RCIP

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. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.31)

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**36. Schools**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 80.PLANNING.11) Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.31)

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Health Services**

Source: RCIP

Findings of Fact: The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**39. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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-c) The proposed project does not directly provide any additional recreation area. The proposed subdivision is located within the Valley Wide Recreation and Parks District, which is responsible for the collection of Quimby fees and provision of parks in the Winchester area. The project has been conditioned to pay the appropriate Quimby Fees to Valley Wide Recreation and Parks District. With the incorporation of these conditions, the project will not have a significant impact on parks or recreational facilities (COA 50.PLANNING.42, 50.PLANNING.43, 90.PLANNING.3). Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation: The land divider shall submit written proof to the County that the project has been annexed to the Valley-Wide Recreation and Parks District. The land divider shall also submit appropriate QUIMBY fees (COA 50.PLANNING.42, 50.PLANNING.43, 90.PLANNING.3).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Planning Department and by the Valley-Wide Recreation and Parks District.

**40. Recreational Trails**

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 located adjacent to a proposed regional trail along the east side of Leon Road. The project is required to provide a 20' easement outside of the road right of way and provide improvements for a 12' wide regional trail within the easement (COA 50.PLANNING.44, 50.PLANNING.45, 60.PLANNING.7, 100.PARKS.1). Therefore, impacts are considered less than significant with mitigation incorporated.

**Mitigation:** The land divider shall submit an offer of dedication to the County of Riverside for a twelve foot (12') wide trail within a twenty foot (20') wide easement along the east side of Leon Road (COA 50.PLANNING.44, 50.PLANNING.45, 60.PLANNING.7, 100.PARKS.1).

**Monitoring:** Monitoring of mitigation measures shall be conducted by the Building & Safety Department through the plan check process.

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, ALUC, CalTrans Handbook, Transportation Department Review.

**Findings of Fact:**

a) The Transportation Department did not require a traffic study for the proposed project due to its relatively low level of units. The existing roads in the area along with the proposed road improvements



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will adequately serve the increased traffic created by the project. Therefore, impacts are considered less than significant.

b) The proposed project will not result in inadequate parking capacity. Therefore, there will be no impacts as a result of the project.

c) The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Therefore, impacts are considered less than significant.

d) The project will not result in a change in air traffic patterns. Therefore, there will be no impacts as a result of the project.

e) The project will not alter waterborne, rail or air traffic. Therefore, there will be no impact as a result of the project.

f) The project will not substantially increase hazards to a design feature. Therefore, there will be no impact as a result of the project.

g) Interior streets shall be improved within the dedicated right-of-way. All schedule "A" tract maps as established by Ordinance 460 are required to make these improvements. These standard requirements are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

h) There may be temporary traffic delays during street improvements for Simpson Road and Leon Road, but the delays will cease upon completion of construction. Therefore, impacts are considered less than significant.

i) The project will not result in inadequate emergency access or access to nearby uses. Therefore, there will be no impact as a result of the project.

j) The project will not conflict with policies supporting alternative transportation. The project has been designed to promote pedestrian and bicycle use. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Bike Trails**

Source: RCIP

Findings of Fact: RCIP, Harvest Valley/Winchester Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: The project is not located adjacent to any proposed bike trails and is not required to provide any bike trails.

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

Monitoring: No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed subdivision will be served by Eastern Municipal Water District (EMWD) with existing sewer facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Eastern Municipal Water District (EMWD) has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be served by the Lamb Canyon Sanitary Landfill in Beaumont, CA. The Lamb Canyon Sanitary Landfill has sufficient capacity to accommodate the project's solid waste disposal needs. Therefore, impacts are considered less than significant.

b) The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all residential projects and are not considered mitigation pursuant to CEQA. There, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Co. for gas service and Verizon for communication system service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way. Therefore, impacts are considered less than significant.

d) The Project's drainage plan has been designed to be compatible with the Romoland Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EWMD in the Romoland MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and inlets), or would not involve physical environmental impacts beyond those already planned by the Romoland MDP. Therefore, impacts are considered less than significant.

e) Street lighting installed by the project would not cause physical impacts beyond the boundaries of the projects disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered less than significant.

f) The project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered to be less than significant.

g) No other known government services would be adversely affected by development of the project. Therefore, impacts are considered to be less than significant.

h) The proposed project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other: N/A

Source: Staff review

Findings of Fact: No other potential impacts were identified

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. 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.

49. 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.)

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.

50. 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)?

Source: Staff review, Project Application Materials

Findings of Fact: Construction of the Project would commit the Project site to residential, recreational, and commercial and uses for the foreseeable future. The analysis in this Checklist indicates that the Project would significantly impact the environment in regards to air quality, biological resources (burrowing owl), cultural resources, geology/soils, hazards and hazardous materials, noise, and transportation/traffic. All impacts of the Project can be mitigated to below a level of significance. Impacts in all of these areas have the potential to accumulate with similar impacts on other sites in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area and result in cumulatively considerable effects, particularly in the areas of air quality, water quality, noise and transportation/traffic. The mitigation measures presented in this Checklist would reduce the Project's cumulative impacts to below levels of significance. Moreover, because the Project is consistent with the County's General Plan, the Project would not result in any cumulative impact beyond that disclosed by the County's General Plan EIR (EIR No. 441; SCH No. 2002051143).

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

TITLE:

RCIP: Riverside County Integrated Project;

PDB04792 – Habitat Assessment and Focused Burrowing Owl Survey prepared by L&L, dated 9/22/06.

PDA04192 – Phase I Archaeological and Paleontological Survey prepared by Anna M. Hoover, dated 2/7/07.

GEO No. 1960 – Report of Geotechnical / Geological Study prepared by Hilltop Geotechnical, dated 2/21/07.

EA39938 for Winchester Hills Community Facilities District

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

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

RB:bc

Y:\Planning Case Files-Riverside office\TR34842\EA40875.doc  
Revised: 9/25/07

1 JT MAP Tract #: TR34842

Parcel: 462-020-051

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. 34842 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34842, Amended No. 2, dated 8/6/07.

APPROVED EXHIBIT L = Tentative Tract Map No. 34842, Exhibit L, dated 8/6/07.

APPROVED EXHIBIT W = Tentative Tract Map No. 34842, Exhibit W, dated 8/6/07.

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 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a water quality basin and a regional trail.

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.

T. CT MAP Tract #: TR34842

Parcel: 462-020-051

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-G2.8 MINIMUM 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 California Building Code's chapter on "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.

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 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 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT                    RECOMMND

TR 34842 is a proposal to subdivide 10.24 acres into residential lots in the Winchester area. The site is located on the northeast corner of Leon Road and Simpson Road.

The site is subject to offsite runoff the hills to the north. Runoff will generally sheet flow across this site in a southerly direction. It should be noted that due to the density of this tract, it will be conditioned to convey storm flows to Salt Creek Channel to the south. Salt Creek is considered an adequate outlet so no mitigation for increased runoff will be required. However, water quality mitigation shall still be addressed.

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10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

The Winchester Hills Community Facilities District (CFD) is proposed to fund major drainage infrastructure in this area. The District has reviewed and has given preliminary endorsement to this drainage plan for the Winchester Hills CFD (most recent version dated April 18, 2006). Implementation of this plan proposes construction of major facilities outside of the Winchester Hills CFD boundary. Most notably are four large detention basins proposed along the foot of the Double Butte Hills. The offsite Right of Way required for some of these offsite facilities has not been secured as of this date (March 2007). Environmental Assessment Number 39938 has been prepared in support of the Winchester Hills Community Facilities District. The Environmental Assessment for this tract incorporates information from that document.

The CFD facilities required to be built for this tract are proposed to be constructed by TR 30989 to the east and the construction drawings have already been approved by the District. If these facilities are not functional by the time this tract wishes to grade, this tract must bond for those improvements and construct the needed facilities.

The preliminary project specific (WQMP) appears to sufficiently address water quality. A water quality basin is proposed on the exhibit and appears to have a sufficient footprint to mitigate for water quality.

10.FLOOD RI. 2

MAP CONSTRUCT CFD FACILITIES

RECOMMND

The CFD facilities required to be built for this tract are proposed to be constructed by TR 30989 to the east and the construction drawings have already been approved by the District. If these facilities are not functional by the time this tract wishes to grade, this tract must bond for those improvements and construct the needed facilities.

The developer shall build all Winchester Hills CFD facilities needed to collect tributary offsite flows and outlet on and offsite flows to Salt Creek Channel. The project as proposed is entirely dependent on the CFD. If the upstream attenuation cannot be accomplished, the plan would have to be substantially redesigned to accommodate

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10. GENERAL CONDITIONS

10.FLOOD RI. 2                    MAP CONSTRUCT CFD FACILITIES (cont.)                    RECOMMND

un-attenuated flows as well as alternate collection facilities. This may require that the map go back through the entitlement process.

10.FLOOD RI. 3                    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. 4                    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. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6                    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.FLOOD RI. 7                      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. 9                      MAP MAJOR FACILITIES                      RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 17                      MAP SUBMIT FINAL WQMP                      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](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP (cont.)

RECOMMND

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. 18

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 the selected maintenance entity.

10.FLOOD RI. 19

MAP CONSTRUCT LINE C

RECOMMND

The CFD facilities required to be built for this tract are proposed to be constructed by TR 30989 to the east and the construction drawings have already been approved by the District. If these facilities are not functional by the time this tract wishes to grade, this tract must bond for those improvements and construct the needed facilities.

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10.FLOOD RI. 19                      MAP CONSTRUCT LINE C (cont.)                      RECOMMND

The developer shall build Line C facility from Salt Creek to Detention Basin C as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on April 18, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

10.FLOOD RI. 20                      MAP CONSTRUCT BASIN C                      RECOMMND

The CFD facilities required to be built for this tract are proposed to be constructed by TR 30989 to the east and the construction drawings have already been approved by the District. If these facilities are not functional by the time this tract wishes to grade, this tract must bond for those improvements and construct the needed facilities.

The developer shall build Basin C to provide the designed attenuation as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on April 18, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

10.FLOOD RI. 22                      MAP GREENBELT CHAN.MAINTENANCE                      RECOMMND

The drainage system proposed to service this development is a drainage/paseo system that is categorized as a greenbelt facility. Greenbelt channels may be used to provide for public health and safety but will require maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept fee ownership of the channel right of way and maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection).

Prior to recordation and prior to any grading of this tract, an agreement between the developer, District and the public entity responsible for maintenance of the amenities shall be executed to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

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10. GENERAL CONDITIONS

10.FLOOD RI. 22

MAP GREENBELT CHAN.MAINTENANCE (cont.)

RECOMMND

A.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

B.The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

C.Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

D.An understanding that should the District provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the in-channel amenities unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

E.The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas may be used by the public and some areas only entered by landscaping crews.)

F.The entity/entities that would indemnify hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

G.The appropriate coverage and of types insurance policies required.

H.The process by which any proposed modifications to the conveyance areas by the District would be reviewed and approved.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall

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10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 2 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.

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.



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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO01960

RECOMMND

County Geologic Report (GEO) No. 1960, submitted for this project (TR34842), was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Geotechnical / Geologic Study, Proposed 32-Lot Subdivision, Tentative Map 34842, Northeast of the Intersection of Leon Road and Simpson Road, Winchester Area of Riverside County, California", dated February 21, 2007. In addition the following reports were submitted for this project:

"Report of Supplemental Pavement Section Recommendations for Leon Road, Simpson Road, Streets 'A' and 'B', and Alyssum Drive, Proposed 32-Lot Subdivision, Tentative Map 34842, Northeast of the Intersection of Leon Road and Simpson Road, Winchester Area of Riverside County, California, Project No.: 624-A06, Report No.: 2" dated April 30, 2007.

"Response to County of Riverside Geotechnical Report Review, Proposed 32-Lot Subdivision, Tentative Map 34842, Northeast of the Intersection of Leon Road and Simpson Road, Winchester Area of Riverside County, California", dated February 22, 2008.

"Second Response to County of Riverside Geotechnical Report Review, Proposed 32-Lot Subdivision, Tentative Map 34842, Northeast of the Intersection of Leon Road and Simpson Road, Winchester Area of Riverside County, California", dated May 13, 2008.

These additional reports are herein incorporated as part of GEO No. 1960.

GEO No. 1960 concluded:

1.The site soils are subject to liquefaction due to the relatively shallow groundwater which underlies this site and the proximity of the site to active faults in the general area.

2.The upper two feet of the site soils are either disturbed by previous farming practices in this area or are comprised of undocumented fill. In addition, the near surface soils underlying the upper disturbed zone and undocumented fills are subject to hydroconsolidation under the proposed structural and fill loads and should be removed and recompacted to provide adequate structural support for the

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10. GENERAL CONDITIONS

10. PLANNING. 20

MAP - GEO01960 (cont.)

RECOMMND

proposed improvements.

3. Review of published geologic literature and maps and the site work performed revealed no evidence of geomorphic features indicative of active faulting crossing or trending toward this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

4. Beside the potential for this site to be affected by strong seismic shaking, seiche and liquefaction, the potential for this site to be affected by other secondary seismic hazards such as seismically induced flooding and landsliding, tsunami and rockfall is considered low.

GEO No. 1960 recommended:

1. The upper five (5) feet of the site soils should be removed and replaced with geo-grid reinforced fill soils compacted to a minimum of 95% relative compaction to provide adequate structural support for the proposed development. The geo-grid should be placed in conformance with the recommendations presented in the geotechnical report. Instead of utilizing geo-grid reinforcement, the consultant presents an alternative to remove the upper ten (10) feet of the site soils and replace them with fill soils compacted to a minimum of 95% relative compaction. Regardless of which alternative is used for this project, all fill soils should be density tested in accordance with ASTM Test Method D1557.

2. The over-excavated site soils, provided they are cleaned of all organic and other deleterious materials, are considered acceptable for use as compacted fill.

3. Because the subject site lies within close proximity of an adjacent groundwater recharge basin and the potential for this site to be exposed to strong seismic shaking during the lifetime of the proposed development is high, the potential for this site to be affected by a seismically induced seiche should be evaluated by the project Civil Engineer.

4. The plans for this project should reference the approved soils reports and indicate that all grading shall be performed as recommended in the approved report.

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10.PLANNING. 20                   MAP - GEO01960 (cont.) (cont.)                   RECOMMND

GEO No. 1960 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO No. 1960 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 and Safety Department upon application for grading and/or building permits.

10.PLANNING. 21                   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. 22                   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. 24                   MAP - LANDSCAPE MAINTENANCE                   RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 25                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

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10.PLANNING. 28                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land

ivision/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. 29                    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 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 65 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the usable pad area shall be covered by structures.
- 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. 31                    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

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10.PLANNING. 31                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 32                   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. 33                   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

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10.PLANNING. 33 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department and Planning Department.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument 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. 34 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 36 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. 37 MAP - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life

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10.PLANNING. 37            MAP - VIABLE LANDSCAPING (cont.)            RECOMMND

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 - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 38            MAP - OFF-HIGHWAY VEHICLE USE            RECOMMND

No off-highway vehicle use shall be permitted within the boundaries of the proposed project. The landowners shall properly secure all parcels within the proposed project to prevent the use of off-highway vehicles.

10.PLANNING. 39            GEN - LC LANDSCAPE REQUIREMENT            RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

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

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10.PLANNING. 39 GEN - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 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. 2 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 7 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



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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - PRELIM PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a preliminary grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The preliminary grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved preliminary grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2                   MAP - WATER PLAN                   RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 3                   MAP - MONEY                   RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

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.

FIRE DEPARTMENT

50.FIRE. 1                   MAP-#43-ECS-ROOFING MATERIAL                   RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "B" material as per the California Building Code.

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.

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

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

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 or manual 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-#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. 7                      MAP-#98-ECS-HYD/WTR TANK                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7                      MAP-#98-ECS-HYD/WTR TANK (cont.)                      RECOMMND

building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance,

50.FIRE. 8                      MAP-#47-SECONDARY ACCESS                      RECOMMND

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

THE SECONDARY ACCESS SHALL BE INSTALLED PRIOR TO ANY BUILDING PERMIT ISSUANCE

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.

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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. 6                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7                    MAP 3 ITEMS TO ACCEPT FACILITY                    RECOMMND

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

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

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



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50. PRIOR TO MAP RECORDATION

50.PARKS. 1                      MAP - TRAIL EASEMENT (cont.)                      RECOMMND

The Harvest Valley/Winchester Area Plan identifies a Regional Trail (20') along Leon Road. The trails plan shall show the trail as identified on the Amended No. 2 exhibit.

PLANNING DEPARTMENT

50.PLANNING. 35                      MAP - ECS LIQUEFACTION                      RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1960, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 36                      MAP - PREPARE A FINAL MAP                      RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 37                      MAP - FINAL MAP PREPARER                      RECOMMND

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

50.PLANNING. 38                      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



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50.PLANNING. 38                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 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. 42                    MAP - ANNEX TO PARK DISTRICT                    RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

50.PLANNING. 43                    MAP - QUIMBY FEES (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 44                    MAP - OFFER OF TRAILS                    RECOMMND

An offer of dedication to the County of Riverside for a twelve foot (12') wide trail within a twenty foot (20') easement along the east side of Leon Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 45                    MAP - TRAIL MAINTENANCE                    RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a twelve foot (12') wide trail within a twenty foot (20') wide easement located along the east side of Leon Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 47                    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. 55                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

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

50.PLANNING. 64                    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. 65                    MAP - AG PRES CANCEL (1)                    RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 974, located with Winchester Agricultural Preserve No. 10, Map No. 82, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 65                   MAP - AG PRES CANCEL (1) (cont.)                   RECOMMND

    this project within the 60. Series titled "MAP - AG PRES  
    CANCEL (2)."

50.PLANNING. 67                   MAP - CC&R RES CSA 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 restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 67

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

RECOMMND

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 the Tentative Map, attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 67 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

'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. 70 MAP - COMMON AREA MAIN RECOMMND

a. A permanent master maintenance organization shall be established for the project area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

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50.PLANNING. 70                   MAP - COMMON AREA MAIN (cont.)                   RECOMMND

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, open space, parks, greenbelts, and detention areas.

50.PLANNING. 71                   MAP - ECS CELL TOWER NO BUILD                   RECOMMND

The following Environmental Constraints Note shall be placed on the ECS for lots 31 and 32 as shown on the TENTATIVE MAP:

"This property is subject to a no build area extending one hundred thirty six feet (136') from the existing wireless communication facility located on lot A of the TENTATIVE MAP."

50.PLANNING. 72                   MAP - LC LNDSCP COMMON AREA MA                   RECOMMND

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 72                   MAP - LC LNDSCP COMMON AREA MA (cont.)                   RECOMMND

submitted to the Planning Department.

TRANS DEPARTMENT

50.TRANS. 1                       MAP - DEDICATIONS   RECOMMND

STREET "A" is designated as a local street and shall be improved with 36' full width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

Alyssum Drive is desingated as a local street and shall be improved with 40' AC pavements, 6" concrete curb and gutter, and 5' sidewalk adjacent to the curb line within 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section C. (40'/60')

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 - PART-WIDTH   RECOMMND

Street "B" along project boundary is designated as a Collector street and shall be improved with 32 feet part-width AC pavement, 6" concrete curb and gutter and 5' sidewalk at 3 feet from right-of-way line within a 50' part-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (Modified for improvements and right-of-way)

50.TRANS. 5                       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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8                      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. 9                      MAP - ACCESS RESTRICTION                      RECOMMND

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

50.TRANS. 10                      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. 11                      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. 13                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with Tract 30989.

50.TRANS. 14                      MAP - LANDSCAPING                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within entry street "B", Leon Road, and Simpson Rd. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 16                      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. 18                      MAP - OFF-SITE ACCESS 1                      RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension Alyssum Drive to Memory Lane and to Simpson Road.

50.TRANS. 20                      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.

50.TRANS. 21                      MAP - STREETLIGHT PLAN                      RECOMMND

A separate street light plan is required for this project.

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

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50.TRANS. 22                      MAP - STREET LIGHTS-CSA/L&LMD                      RECOMMND

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

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

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

50.TRANS. 24                      MAP - LANDSCAPING APP. ANNEX                      RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 28                      MAP - ASSESSMENT DIST 1                      RECOMMND

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

50.TRANS. 30                      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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34

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. 36

MAP - GRAFFITI ABATEMENT

RECOMMND

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

50.TRANS. 37

MAP - EXISTING MAINTAINED

RECOMMND

Leon Road along project boundary is a paved County maintained road designated as Arterial Highway and shall be improved with 8" concrete curb-and-gutter located 43 feet from centerline to 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 92. (43'/64')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

Simpson Road along project boundary is a paved County maintained road designated as a Major highway and shall be improved with 8" concrete curb-and-gutter located 38 feet to 55 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot to 76 foot half-width dedicated right-of-way as

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50. PRIOR TO MAP RECORDATION

50.TRANS. 37                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

shown on Amended Exhibit No. 2 and in accordance with  
County Standard No. 93. (Sheet 1 of 2 and 2 of 2)

NOTE: A 5' meandering sidewalk shall be constructed within  
the 21' parkway.

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.\*

\*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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G2.7DRNAGE DESIGN Q100 (cont.)                    RECOMMND

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. 8                    MAP-G2.15NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1                    GRADE - HAZMAT PHASE II                    NOTAPPLY

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 (951) 358-5055.

EPD DEPARTMENT

60.EPD. 1                    EPD - 30 DAY BURROWING OWL SUR                    RECOMMND

PER PDB04792  
Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

60.EPD. 2 - BREEDING SEASON CHECK RECOMMND

PER PDB04792, LAREG EUCALYPTUS TREES ARE PRESENT ON THE PROJECT SITE WHICH HAVE THE ABILITY TO SUPPORT NESTING HABITAT FOR RAPTORS AND MIGRATORY BIRDS  
To comply with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP), Section 7.5.3, any habitat clearing will be avoided during species active breeding season defined as March 1 to June 30. Habitat clearing occurring between March 1 to June 30 shall require a qualified biologist to conduct nesting bird surveys ending no less than 3 days prior to grading. All habitat on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department. If there are no nests present, this condition will be cleared. If nests are found, exclusionary fencing should be placed 200 feet around the tree for non-raptors and 500 feet for raptors, until the birds have permanently left the nest.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                    MAP EROS CNTRL AFTER RGH GRAD (cont.)                    RECOMMND

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. 5                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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. 7                    MAP ADP FEES                    RECOMMND

TR 34842 is located within the limits of the Salt Creek Channel Winchester North Hemet Area Drainage Plan for which drainage fees have been adopted.

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



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60. PRIOR TO GRADING PRMT ISSUANCE

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.

PARKS DEPARTMENT

60.PARKS. 1                    MAP - TRAILS PLAN                    RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping.

PLANNING DEPARTMENT

60.PLANNING. 1                    MAP - NATIVE AMERICAN MONITOR                    RECOMMND

A tribal monitor from the Pechanga Band of Luiseño Indians will be required on-site during all ground disturbing activities to be retained by the land divider/permit holder/developer/land owner. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the Pechanga Band of Luiseño and the land divider/permit holder/developer/land owner for the monitoring of the project. The monitor shall have the authority to monitor actively all project related grading and ground disturbing and shall have the authority to temporarily divert, redirect or halt grading activities to allow recovery of Native American resources. 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.

60.PLANNING. 3                    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 consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

MAP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading 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 trarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 4

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.

60.PLANNING. 5

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 7 MAP - TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading within a proposed twenty foot (20') trail easement located along the east side of Leon Road, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 20 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.24 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20           MAP - SKR FEE CONDITION (cont.)           RECOMMND

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

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 compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 23           MAP - AG PRES CANCEL (2)           RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 974, located within Winchester Agricultural Preserve No. 10, Map No. 82, and shall have adopted a resolution [diminishing the subject property from the boundaries of said agricultural preserve.] [disestablishing said agricultural preserve.] Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

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.

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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.

FIRE DEPARTMENT

80.FIRE. 1                       MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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. 3                   MAP ADP FEES

RECOMMND

TR 34842 is located within the limits of the Salt Creek Channel Winchester North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3                    MAP ADP FEES (cont.)                    RECOMMND

drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 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. 1                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

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

80.PLANNING. 6                    MAP - CONFORM FINAL SITE PLAN                    RECOMMND

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

80.PLANNING. 9                    MAP - ACOUSTICAL STUDY                    RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

Said acoustical study shall be consistent with the recommendations listed in the letter dated August 20, 2007 from the Department of Public Health, Office of Industrial Hygiene.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11                    MAP - SCHOOL MITIGATION                    RECOMMND

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

80.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

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

80.PLANNING. 14                    MAP - LANDSCAPE PLOT PLAN                    RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be



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80.PLANNING. 14                    MAP - LANDSCAPE PLOT PLAN (cont.) (cont.)                    RECOMMND

grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. Landscape plans shall be in substantial conformance with APPROVED EXHIBIT L.

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department and Planning Department

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

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80.PLANNING. 15                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

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 permaantent 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

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80.PLANNING. 16                   MAP - MODEL HOME COMPLEX (cont.)                   RECOMMND

Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 17                   MAP - 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 Standards and 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

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

RECOMMND

structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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

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

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

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

80.PLANNING. 19 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality

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80.PLANNING. 19

MAP - Walls/Fencing Plans (cont.)

RECOMMND

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. Perimeter walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability and shall be a minimum of seven feet (7') in height. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining.

D. Side yard and rear yard (when not adjacent to Leon Road or Simpson Road) fencing shall be constructed of vinyl fencing (as shown on APPROVED EXHIBIT W) or material of similar appearance, maintenance, and structural durability and shall be a minimum of five feet in height.

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

F. Wall and fence plans shall be in substantial conformance with APPROVED EXHIBIT W.

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

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80.PLANNING. 20                   MAP - FRONT YARD LANDSCAPING (cont.)                   RECOMMND

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. 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 - LNDSCPE 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.

80.PLANNING. 25                   MAP - CELL TOWER SETBACK                   RECOMMND

Buildings on lots 31 and 32, as shown on the TENTATIVE MAP, shall be setback a minimum of one hundred thirty six feet (136') from the existing cell phone tower, which is 68' in height.

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80.PLANNING. 26

MAP - ALLOW UNDERGROUND UTIL.

RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company or the Imperial Irrigation District, whichever is the appropriate utility, confirming whether or not the overhead electrical lines within the Tentative Map are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 27

GEN - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:  
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

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80.PLANNING. 27                    GEN - LC LANDSCAPE PLOT PLAN (cont.)                    RECOMMND

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

80.PLANNING. 28                    GEN - LC LANDSCAPE SECURITIES                    RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the



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80.PLANNING. 28

GEN - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 29

USE - LC LNDSCP COMMON AREA MA

RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:  
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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

3) The common maintenance areas shall include all those

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80.PLANNING. 29 USE - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

identified on the approved landscape maintenance exhibit.

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

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

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](http://www.floodcontrol.co.riverside.ca.us), e-mail

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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 - BLOCK WALL ANTIGRAFFITI                    RECOMMND

The land divider/permit holder shall construct a seven (7) foot high decorative block wall on lots adjacent to Leon Road and Simpson Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3                    MAP - QUIMBY FEES (2)                    RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park

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90.PLANNING. 3                    MAP - QUIMBY FEES (2) (cont.)                    RECOMMND

District.

90.PLANNING. 4                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

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

90.PLANNING. 5                    MAP - FENCING COMPLIANCE                    RECOMMND

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

90.PLANNING. 10                    MAP - SKR FEE CONDITION                    RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.24 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12                    MAP - ROLL-UP GARAGE DOORS                    RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                    MAP - LNDSCP/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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - LNDSCP/IRRIG INSTALL INS (cont.) RECOMMND

Department at least fifteen (15) working days prior to issuance of FIRST occupancy permit. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE 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. 14 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. 15 MAP - COMPLY W/ LNDSCP/IRRIG RECOMMND

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

90.PLANNING. 16 GEN - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall

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90.PLANNING. 16 GEN - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 17 GEN - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

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90.TRANS. 1 MAP - 80% COMPLETION (cont.) RECOMMND

- 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. 2 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. 3 MAP - STREET SWEEPING RECOMMND

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 4 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as

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90.TRANS. 4 MAP - STREET LIGHTS INSTALL (cont.)

RECOMMND

approved by the Transportation Department shall be completed.

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

90.TRANS. 5 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 public road rights-of-way, in accordance with Ordinance 461.



03/10/10  
11:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 67

TRAIL MAP Tract #: TR34842

Parcel: 462-020-051

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 16th building permit, the applicant shall build the trail as shown on the approved trails plan. Upon trail completion, the applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

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

DATE: August 8, 2006

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
Riv. County Sheriff's Dept.  
Riv. County Waste Management

Valley-Wide Parks and Rec.  
Riverside Transit Agency  
Supervisor Stone  
Commissioner Petty  
Hemet Unified School Dist.  
Eastern Municipal Water Dist.  
Southern CA Edison  
Southern CA Gas  
Caltrans #8  
EIC "Attachment A"  
Pechanga Band of Indians

**CHANGE OF ZONE NO. 7344 and TENTATIVE TRACT MAP NO. 34842** – EA40875 – Applicant: Lanphere and Associates – Engineer/Representative: Joseph Bonadiman & Associates, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northeast corner of Leon Road and Simpson Road – 10.24 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - **REQUEST:** The change of zone proposes to change the site's current zone designation from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwelling (R-1). The tract proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a detention basin and additional landscaping. An existing cell tower site exists on site located at the corner of Leon Road and Simpson Road. – APN: 462-020-051 - Related Cases: PP17566, PP17566S1 - Concurrent Cases: AG00974

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on August 31, 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 **Russell Brady**, Project Planner, at (951) 955-1888 or email at [rbrady@RCTLMA.org](mailto:rbrady@RCTLMA.org) / MAILSTOP# 1070.

COMMENTS:

**FILE COPY**

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.*



## School District

**Dr. Philip O. Pendley**  
Superintendent

**District Administration  
Office**

2350 W. Latham Ave.  
Hemet, CA 92545  
(951) 765-5100  
Fax: (951) 765-5115

**Governing Board**

Mike Cook  
Marilyn Forst  
Gisela Gosch  
Charlotte Jones  
David Peters  
Phyllis Petri  
Bill Sanborn

August 30, 2006

Riverside County  
Planning Department  
PO Box 1409  
Riverside CA 92502

Attn: Russell Brady

RE: Tract 34842

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve this Tract.

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 22,874 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

Therefore, we wish to advise you that as of the date of this letter, the Governing Board of Hemet Unified School District has made no determination as to which of its school facilities might be available to serve your tract at the time of the subdivisions completion and occupancy. It is possible that we may place students from this development at schools that have available space. You may view our current school boundaries at our web site [www.hemetusd.k12.ca.us](http://www.hemetusd.k12.ca.us).

The District's current developer fee rate is \$4.08 per square foot for single and multi-family dwelling units. Our senior residential and commercial rates are .42 cents per square foot. PLEASE CONTACT THE HEMET UNIFIED SCHOOL DISTRICT FACILITIES DEPARTMENT FOR FEE CALCULATION PRIOR TO ISSUING A CHECK. Payment of these fees is required prior to receiving building permits. Please contact the District for information regarding the possibility of a Community Facilities Agreement for your development.

A bus fee has been implemented in our District at an annual cost of \$210.00 per student or \$110.00 per semester per student.

The following is a list of our schools, enrollment and capacity:

SCHOOL	GRADE LEVEL	CBEDS ENROLLMENT	PERCENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	846	808	-38
Alessandro High	9-12	407	180	-227
Bautista Creek Elem	K-5	927	650	-277
Cawston Elementary	K-5	658	750	92
Cottonwood School	K-8	305	250	-55
Dartmouth Middle	6-8	1014	1080	66
Diamond Valley Middle	6-8	1548	1450	-98
Fruitvale Elementary	K-5	782	550	-238
Hamilton Schools	K-12	1029	917	-112
Harmony Elementary	K-5	818	750	-68
Helen Hunt Jackson	6-12	519	231	-289
H.E.L.P.	7-12	72	50	-22
Hemet Elementary	K-5	843	575	-268
Hemet High School	9-12	2585	1566	-1019
Idyllwild School	K-8	335	300	-35
Jacob Wiens Elementary	K-5	733	750	17
Little Lake Elementary	K-5	829	550	-279
McSweeny Elementary	K-5	703	750	47
Ramona Elementary	K-5	810	550	-60
Santa Fe Middle	6-8	1224	1053	-171
Valle Vista Elementary	K-5	716	550	-166
West Valley High	9-12	3003	2376	-627
Whittier Elementary	K-5	1054	650	-404
Winchester Elementary	K-5	453	400	-53
<b>TOTAL</b>		<b>22,213</b>	<b>17,736</b>	<b>-4,477</b>

Enrollment Projection 2005/2006

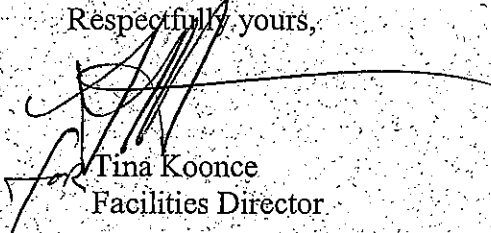
(Data does not include Independent Studies or Home/Hospital)

\* CBEDS enrollment as of October 2005

\*\*Loaded at the State Standard to allow for K-3 Class Size Reduction of 25 (K-5) and 27 (7-12)

In the interest of fairness and our desire to keep the public informed, we are formally requesting that you make this letter and information available to any potential buyers.

Respectfully yours,



Tina Koonce  
Facilities Director

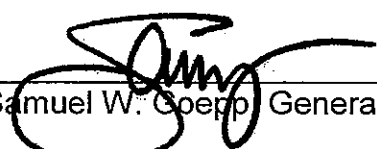


Valley-Wide Recreation & Park District  
P.O. Box 907 • San Jacinto, CA 92581  
(951) 654-1505 • Fax (951) 654-5279

**ORDINANCE 460 – PARKLANDS**

**Tract No. 34842**

1. Developer is required to **pay park fees** on all residential units.
2. The developer must **annex to the Winchester Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside
7. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

  
\_\_\_\_\_  
Samuel W. Goepf General Manager

August 14, 2006



## VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue  
San Jacinto, CA 92581  
(951) 654-1505 - District Office

### BOARD OF DIRECTORS

Nick Schouten  
President  
Darrell Von Driska  
Vice President  
Jan Bissell  
Secretary  
Frank Gorman  
Director  
Larry Minor  
Director  
Samuel Goepf  
General Manager

July 8, 2008

Riverside County Planning Department  
Attn: Russell Brady  
P.O. Box 1409  
Riverside, California 92502-1409

Re: Change of Zone No. 7344, Tentative Tract Map No. 34842

Dear Mr. Brady:

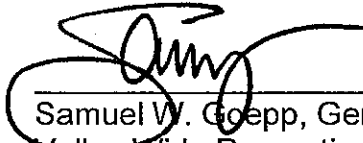
Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration for the above referenced project and has the following comments:

1. Developer is required to **pay park fees** on all residential units.
2. The developer must **annex to the Winchester Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
3. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
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Russell Brady  
July 8, 2008  
Re: Tract Map No. 34842  
Page 2

7. ***The District will not accept parks smaller than 5 acres.*** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed ***playground structures*** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

Sincerely,



---

Samuel W. Goepf, General Manager  
Valley-Wide Recreation & Park District



*Riverside County*  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

August 18, 2006

Russell Brady, Project Planner  
Riverside County Planning Department/M.S. 1070  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Change of Zone No. 7344 and Tentative Tract Map (TR) No. 34842**  
**Proposal: Change of Zone from Light Agriculture (A-1-10) to One Family Dwellings (R-1) and divide 10.24 acres into 32 single family residential lots.**  
**APN: 462-020-051**

Dear Mr. Brady:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located at the northeast corner of Leon Road and Simpson Road, in the Harvest Valley/Winchester Area Plan. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, 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:

1. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken 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 arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP 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.

The project proponent should implement the following measures, as feasible:

3. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal



Russell Brady, Project Planner  
Tract Map No. 34842  
August 18, 2006  
Page 2

regulations. Please contact the Riverside County Health Department for further information.

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner II

**PD#45581v10**

# 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

---

August 18, 2006

TO: Russell Brady  
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review  
Case: CZ-7344/TR-34842—EA No. 40875

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.
- Two Phase I cultural resource studies (part of RI-4960 and RI-5640) identified no cultural resources within the those portion of the project area surveyed.
- 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, 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:** It is recommended that the portion of the project area not previously surveyed be surveyed systematically.

If you have any questions, please contact us.

Eastern Information Center



Department of **Public Health**  
Riverside County Community Health Agency

**Date:** August 20, 2007

**To:** Russell Brady  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-3157

**From:** Steven T. Uhlman, REHS, CIH, JD  
Public Health Program Chief  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050  
Fax: (951) 358-5443

**Report written by:** Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist

**Project Reviewed:** Tentative Tract No. 34842

**Reference Number:** 96111

**Applicant:** Louis Brenes  
Menifee Real Estate Development  
7145 El Prado Street  
Riverside, CA 92504

**Noise Consultant** Gordon Bricken & Associates  
1621 East Seventeenth Street, Suite K  
Santa Ana, CA 92705

**Review Stage:** First Review

**Information Provided:** "Acoustical Analysis Tract Map 34842, County of Riverside, California" dated Dec. 5, 2006 JN: 06/950 & "Revised Acoustical Analysis Tract Map 34842, County of Riverside, California" dated Mar. 5, 2007 JN: 07/122

**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 28,700 assumed for Leon Road (the County General Plan classifies Leon Road as an "Arterial" highway). ADT design capacity of 27,300 assumed for Simpson Road (the County General Plan classifies Simpson Road as a "Major" highway) quoted from the "Elsinore Area Plan Circulation, Figure 7, dated 10/07/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Arterial and Major Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the center of Simpson Road to the nearest building face is estimated to be 86 feet. The distance from the center of Leon Road to the nearest building face is estimated to be 94 feet.
5. Modeling for Simpson Road and Leon Road was done using a "hard site" assumption.

6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

### Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

### Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

**Seven-foot high** (noise barriers) masonry block wall or combination berm and block wall shall be constructed along the western site boundary (**Leon Road**) of lots 17 -31 of Tentative Tract 34842.

**Seven-foot high** (noise barriers) masonry block wall or combination berm and block wall shall be constructed along the southern site boundary (**Simpson Road**) of lots 1 of Tentative Tract 34842.

(Height taken from page 2 of Acoustical Reports, see attached maps)

These walls shall be erected so that the top of each wall extends at least 7 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 7 feet above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Leon Road and Simpson Road is 74 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Leon Road and Simpson Road.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

CC003796

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP          | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: TR34842 DATE SUBMITTED: 5-16-06

**APPLICATION INFORMATION**

Applicant's Name: Lanphere & Associates E-Mail: \_\_\_\_\_

Mailing Address: 256 Palmyra Dr.  
San Bernardino, CA 92404  
Street City State ZIP

Daytime Phone No: (909) 229-0125 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Joseph E. Bonadiman & A Atn: Charles Bonadiman  
E-Mail: \_\_\_\_\_

Mailing Address: 234 N. Arrowhead Ave.  
San Bernardino, CA 92408  
Street City State ZIP

Daytime Phone No: (909) 885-3806 Fax No: (909) 381-1721

Property Owner's Name: Menifee Real Est. Dev. Co. E-Mail: \_\_\_\_\_

Mailing Address: 7146 El Padro Street  
Riverside CA 92504-2716  
Street City State ZIP

Daytime Phone No: (9<sup>4</sup>~~1~~) 231~~0~~9880 Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office • 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 • Fax (951) 955-3157 Form 295-1011 (02/24/05)	Indio Office • 82-675 Hwy 111, 2nd Floor Room 209, Indio, California 92201 (760) 863-8277 • Fax (760) 863-7555	Murrieta Office • 39493 Los Alamos Road. Murrieta, California 92563 Fax (951) 600-6145
---	--	--

EA 40875 / CFGO

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

*LOUIS SCOTT BREWES, MANAGING MEMBER*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF APPLICANT

*LSB*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

*MANAGING MEMBER, LOUIS SCOTT BREWES*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

*LSB*  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 462-020-0<sup>51</sup>

Section: 29 Township: 5 S Range: 2 W

Approximate Gross Acreage: 10.24

General location (street address, cross streets, etc.): North of Simpson Road, South of \_\_\_\_\_, East of Leon Road, West of \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: Pg. 839/B-6 2006

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Proposal to subdivide approx. 10.24 acres into 35 residential lots.

Related cases filed in conjunction with this request:

Zoning change from A-1-10 to R-1

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 16,296

Estimated amount of fill = cubic yards 3,576

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export 12,720 Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

Other projects in area, either owned by client or others.



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?

Unknown

How many anticipated truckloads? 400 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 344,425 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) [Signature] Date 5/22/06

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

0003796

**Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07344 DATE SUBMITTED: 5-16-06

**APPLICATION INFORMATION**

Applicant's Name: Lanphere & Associates E-Mail: \_\_\_\_\_

Mailing Address: 256 Palmyra Dr.  
San Bernardino, CA 92404 Street  
City State ZIP

Daytime Phone No: (909) 229-0125 Fax No: ( )

Engineer/Representative's Name: Joseph E. Bonadiman & Assoc. E-Mail: Attn: Charles Bonadiman

Mailing Address: 234 N. Arrowhead Ave.  
San Bernardino, CA 92408 Street  
City State ZIP

Daytime Phone No: (909) 885-3806 Fax No: (909) 381-1721

Property Owner's Name: Menifee Real Est. Dev. Co. E-Mail: \_\_\_\_\_

Mailing Address: 7146 El Padro Street  
Riverside CA, 92504-2716 Street  
City State ZIP

Daytime Phone No: <sup>4</sup>(989) 231-9880 Fax No: ( )

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

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

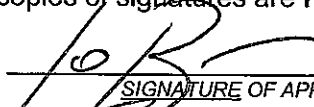
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

*LOUIS SCOTT BRENES, MANAGING MEMBER*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

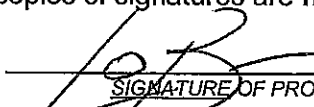
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

*LOUIS SCOTT BRENES, MANAGING MEMBER*

MENIFEE REAL ESTATE DEVELOPMENT, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 462-020-0<sup>51</sup>~~56~~

Section: 29 Township: 5 S. Range: 2W

Approximate Gross Acreage: 10.24

General location (street address, cross streets, etc.): North of Simpson Rd., South of \_\_\_\_\_, East of Leon Rd., West of \_\_\_\_\_

Thomas Brothers map- Pg. 839/ B-6 2006

**APPLICATION FOR CHANGE OF ZONE**

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Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing A-1-10, Proposed R-1

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Related cases filed in conjunction with this request:

TTM 34842

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**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:

**CHANGE OF ZONE NO. 7344, TENTATIVE TRACT MAP NO. 34842 – EA40875 – Applicant:** Lanphere and Associates – Engineer/Representative: Joseph E. Bonadiman & Associates, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Simpson Road and easterly of Leon Road – 10.24 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10)- **REQUEST:** The Change of Zone proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1).The Tentative Tract Map proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. – APN: 462-020-05. (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 Russell Brady, at 951-955-1888 or e-mail [rbrady@rctlma.org](mailto:rbrady@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](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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: Russell Brady, P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 3/16/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR34842 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1200'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

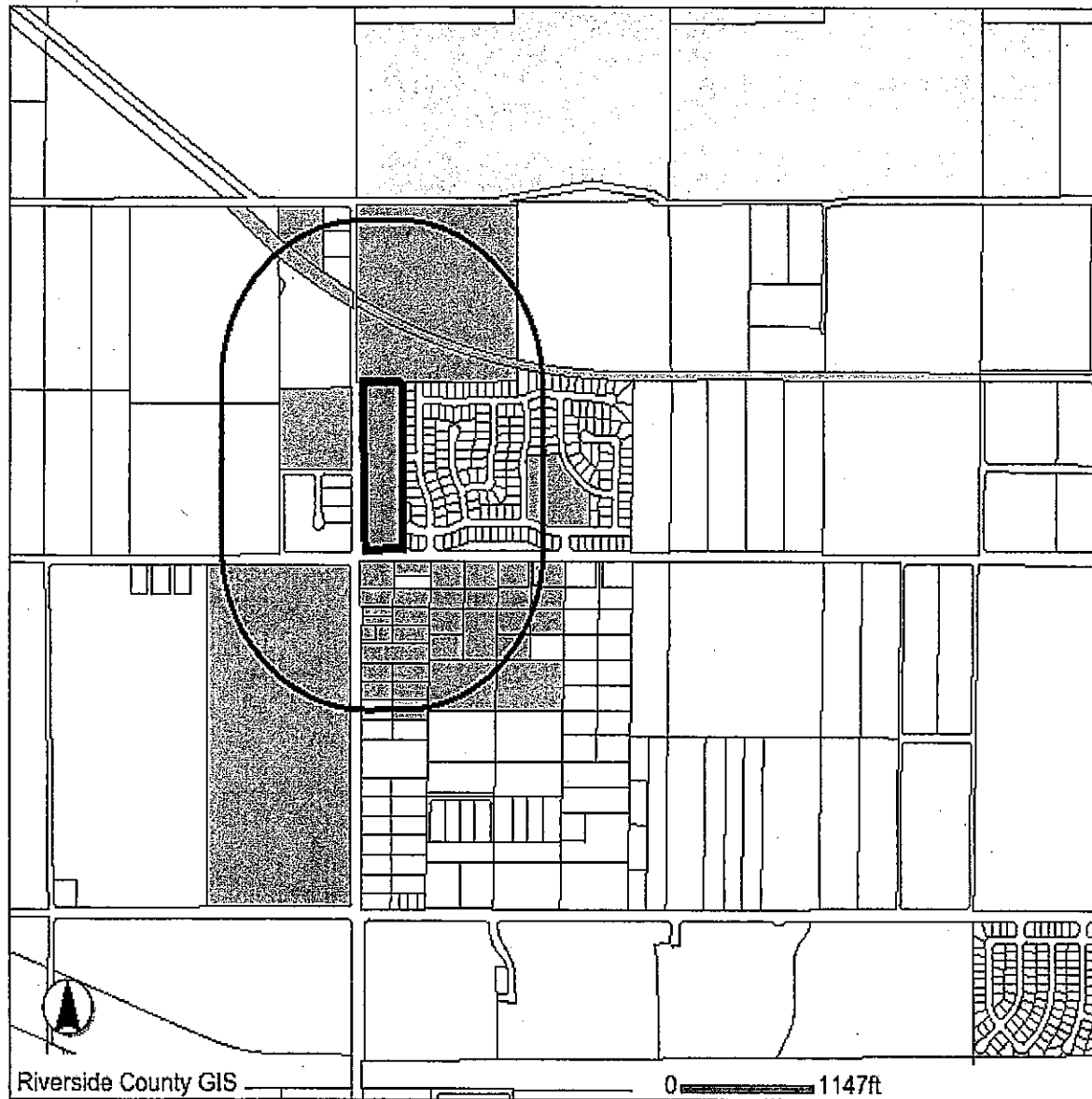
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*V. Nguyen*  
RP: 9.16.2010

1200 feet buffer



**Selected parcel(s):**

461-140-025	461-140-027	461-140-033	461-150-006	462-020-006	462-020-026	462-020-039
462-020-051	462-030-003	462-030-021	462-030-022	462-030-024	462-030-025	462-030-026
462-030-027	462-030-028	462-030-030	462-030-031	462-030-033	462-030-042	462-030-048
462-030-049	462-030-053	462-030-054	462-030-057	462-030-058	462-030-060	462-030-063
462-030-064	462-030-073	462-030-074	462-030-077	462-040-015	462-040-046	462-040-047
462-040-048	462-040-056	462-040-057	462-040-058	462-040-059	462-190-001	462-201-006

**\*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...03/17/2010

APN: 462030027 ASMT: 462030027  
GILBERTO R CORVERA  
MARIA O PEREZ  
28620 LEON RD  
WINCHESTER CA. 92596

APN: 462030028 ASMT: 462030028  
EULALIO AGUAYO  
MARIA ELOISA AGUAYO  
1308 CLARENCE DR  
HEMET CA 92545

APN: 462030030 ASMT: 462030030  
MARGIE A NEWMAN  
KENNETH E HARDING  
28561 MEMORY LN  
WINCHESTER CA 92596

APN: 462030031 ASMT: 462030031  
DR INV  
31764 CASINO DR STE 105A  
LAKE ELSINORE CA 92530

APN: 462030033 ASMT: 462030033  
KOON HAN SUH  
CHONG CHA SUH  
28362 N STAR LN  
MENIFEE CA 92584

APN: 462030042 ASMT: 462030042  
JESUS L GUERRERO  
MARIA E GUERRERO  
24599 CALLE SAN VICENTE  
MURRIETA CA 92562

APN: 462030048 ASMT: 462030048  
RUTH J DENHAM  
K ARMSTRONG  
KELLY ARMSTRONG  
C/O KELLY MILLER  
28580 LEON RD  
WINCHESTER CA. 92596

APN: 462030049 ASMT: 462030049  
DEVIN ARTHUR ARMSTRONG  
28590 LEON RD  
WINCHESTER CA. 92596

APN: 462030053 ASMT: 462030053  
BARBARA JOAN AMUNDSON  
28840 LEON RD  
WINCHESTER CA 92596

APN: 462030054 ASMT: 462030054  
JOE M SERRANO  
KAY L SERRANO  
622 WOODLAND PKY  
SAN MARCOS CA 92069

APN: 462030057 ASMT: 462030057  
RANDY L WISE  
ELIZABETH WISE  
P O BOX 727  
WINCHESTER CA 92596

APN: 462030058 ASMT: 462030058  
LAWRENCE F TILLOTSON  
HELEN TILLOTSON  
C/O DARLENE REYNOLDS  
28630 LEON RD  
WINCHESTER CA 92596

APN: 462030060 ASMT: 462030060  
MITCHELL R COLLINS  
TAMARA M COLLINS  
31093 SIMPSON RD  
WINCHESTER CA. 92596

APN: 462030063 ASMT: 462030063  
JOHN CLINT NICEWONGER  
43161 CORTE TOLOSA  
TEMECULA CA 92592



APN: 461140025 ASMT: 461140025  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

APN: 461140027 ASMT: 461140027  
AT & SF RR  
ATTN ROADMASTER  
740 E CARNEGIE DR  
SAN BERNARDINO CA 92408

APN: 461140033 ASMT: 461140033  
SSR INV CO  
C/O VIOLETTE MIRAN  
1930 ALPA AVE  
S PASADENA CA 91030

APN: 461150006 ASMT: 461150006  
RANCHOS PROP LTD & RANCON REAL ESTATE  
CORP  
C/O NANCY MURAKAMI  
3660 WILSHIRE BLV NO 108  
LOS ANGELES CA 90010

APN: 462020006 ASMT: 462020006  
DONNA WALLACE  
7426 HATILLO AVE  
WINNETKA CA 91306

APN: 462020026 ASMT: 462020026  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
PO BOX 12008  
RIVERSIDE CA 92502

APN: 462020039 ASMT: 462020039  
MENIFEE VALLEY INV PROP  
C/O GRAND 62 PROP  
27071 CABOT RD STE 106  
LAGUNA HILLS CA 92653

APN: 462020051 ASMT: 462020051  
ISAAC BOLANOS  
MARIA A BOLANOS  
16514 MURPHY RD  
LA MIRADA CA 90638

APN: 462030003 ASMT: 462030003  
ADONIS V FRANCISCO  
REBECCA R FRANCISCO  
EZEKIEL O RAMOS  
SONIA M RAMOS  
C/O EZEKIEL O RAMOS  
510 THOMSEN ST  
LATHROP CA 95330

APN: 462030021 ASMT: 462030021  
CARY COOK  
JOY COOK  
33834 ZEIDERS RD  
MENIFEE CA 92584

APN: 462030022 ASMT: 462030022  
CHARLES CHRISTOPHER BROWN  
28680 LEON RD  
WINCHESTER CA. 92596

APN: 462030024 ASMT: 462030024  
JAMES D DAHLENE  
LAROLIE B DAHLENE  
31379 VAN RUISDAEL LN  
WINCHESTER CA 92596

APN: 462030025 ASMT: 462030025  
MONROE CHAVIS  
P O BOX 406  
WINCHESTER CA 92596

APN: 462030026 ASMT: 462030026  
SHERMAN L REYNOLDS  
DARLENE B REYNOLDS  
P O BOX 1018  
WINCHESTER CA 92596

APN: 462030064 ASMT: 462030064  
JUDITH A SASAK  
TIMOTHY L SASAK  
28660 LEON RD  
WINCHESTER CA. 92596

APN: 462030073 ASMT: 462030073  
RAFAEL GOMEZ  
MARIA L GOMEZ  
43250 LOS CORRALITOS  
TEMECULA CA 92592

APN: 462030074 ASMT: 462030074  
ERASMO LOPEZ  
MARIA R OLIVEROS  
28595 BUTLER RD  
WINCHESTER CA. 92596

APN: 462030077 ASMT: 462030077  
JAMES ROMINES  
ANDREA ROMINES  
28720 LEON RD  
WINCHESTER CA 92596

APN: 462040015 ASMT: 462040015  
HARLAN D RAMSEY  
MARLEA M RAMSEY  
P O BOX 6333  
TORRANCE CA 90504

APN: 462040046 ASMT: 462040046  
JESSE VICTOR HERNANDEZ  
28600 BUTLER RD  
WINCHESTER CA. 92596

APN: 462040047 ASMT: 462040047  
BOBBY T ROPER  
LENOAH Y ROPER  
P O BOX 1026  
WINCHESTER CA 92596

APN: 462040048 ASMT: 462040048  
LEONEL LOPEZ  
28585 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040056 ASMT: 462040056  
CYNTHIA ALVAREZ  
C/O JAVIER ALVAREZ  
28525 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040057 ASMT: 462040057  
KENNETH W MALTBY  
ELIZABETH S MALTBY  
28530 BUTLER RD  
WINCHESTER CA. 92596

APN: 462040058 ASMT: 462040058  
DONALD D HANSBERGER  
MARJORIE A HANSBERGER  
28555 SHADY TREE LN  
WINCHESTER CA. 92596

APN: 462040059 ASMT: 462040059  
ROBERT E BRAY  
JOAN F BRAY  
39660 GLENWOOD CT  
MURRIETA CA 92563

APN: 462190001 ASMT: 462190001  
WATERMARKE LAND CO  
C/O GREG R NEVILLE  
410 N MAIN ST  
CORONA CA 92880

APN: 462201006 ASMT: 462201006  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

ATTN: Samuel W. Goepp, General  
Valley-Wide Recreation & Park District  
9600 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

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

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

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

Engineering Department,  
Southern California Gas Company  
1981 Lugonia Ave.  
Redlands, CA 92373

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Lanphere & Associates  
36317 Bay Hill Dr.  
Beaumont CA 92223

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Bonadiman & Associates  
234 N Arrowhead Ave  
San Bernardino, CA 92408

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

Menifee Real Estate Dev  
7146 El Padro  
Riverside, CA 92506

**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: CZ07344, TR34842, EA40875, CFG04293

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: Jeff Horn Title: Project Planner Date: December 21, 2009

Applicant/Project Sponsor: Lamphere & Associates Date Submitted: May 22, 2006

**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 Jeff Horn at 4080 Lemon Street, Riverside, CA 92504.

Revised: 10/16/07

Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA40875 ZCFG04293 \$2,010.25/\$64.00

**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

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.

Environmental Assessment No. 40875, Change of Zone No. 7344, Tentative Tract Map No. 34842

*Project Title/Case Numbers*

Jeff Horn  
*County Contact Person*

(951) 955-4641  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Lanphere & Associates  
*Project Applicant*

265 Palymra Dr. San Bernadino CA 92404  
*Address*

Northerly of Simpson Road and easterly of Leon Road.  
*Project Location*

The Change of Zone proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road.  
*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. (\$2,010.25 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\TR34842\NOD Form TR34842.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40875 ZCFG4293

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0806374

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

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\*\*\*\*\*

Received from: BOLANOS ISAAC \$1,876.75  
paid by: CK 002729  
CALIFORNIA FISH AND GAME FOR EA40875  
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jun 19, 2008 09:14  
MBRASWEL posting date Jun 19, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$1,876.75

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0917001

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
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39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

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

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Received from: BOLANOS ISAAC \$69.50  
paid by: CK 4024  
CALIFORNIA FISH AND GAME FOR EA40875  
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 16, 2009 14:35  
SBROSTRO posting date Dec 16, 2009

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Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$69.50

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0917364

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
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39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

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

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Received from: BOLANOS ISAAC \$64.00  
paid by: CK 4025  
CALIFORNIA FISH AND GAME FOR EA40875  
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 23, 2009 14:49  
SBROSTRO posting date Dec 23, 2009

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0609151

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

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Received from: BOLANOS ISAAC \$64.00  
paid by: CK 302/01  
CALIFORNIA FISH AND GAME FOR EA40875  
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 22, 2006 09:08  
MGARDNER posting date May 22, 2006

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Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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