

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



406 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 24, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE

1/24/13
Tina Grande

Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248 – Applicant: Elias Alfata - Second/Second Supervisorial District - Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agricultural- 2 Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwellings- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural- 2 Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map is a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40396**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

DENIAL of **GENERAL PLAN AMENDMENT NO. 778**, proposing to amend the Land Use Designation for the subject property from Community Development: Estate Density Residential

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:pr/dm

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: 2/2

Agenda Number:

16-2

(CD:EDR) and Agriculture: Agriculture (AG:AG) to Community Development: Medium Density Residential (CD:MDR) and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 6; but,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 778** amending portions of the existing property's Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR), and Agriculture: Agriculture (AG:AG) to Community Development: Low Density Residential (CD:LDR); and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 7 pending final adoption of a General Plan Amendment resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7270**, amending the zoning classification for the subject property from Residential Agricultural- 2 Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural 2 Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) in accordance with the Zoning Exhibit 3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33248**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0).

The Planning Commission and the Planning Department recommend removing Environmental Health's condition (50. E Health. 5) for the requirement of the Phase 2 Environmental Site Assessment.

Some minor revisions were made to the findings section of the Planning Commission Staff Report (revised version only is attached). All of the recommendations above are inclusive of these revised findings.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: January 24, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: General Plan Amendment No. 778 (GPA778)/ Change of Zone No. 7270 (CZ7270)/ Tentative Tract Map No. 33248 (TR33248)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File, EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG3846)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 24, 2013

SUBJECT: GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248 – Applicant: Elias Alfata - Second/Second Supervisorial District - Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agricultural- 2 Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwellings- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural- 2 Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map is a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40396**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

DENIAL of **GENERAL PLAN AMENDMENT NO. 778**, proposing to amend the Land Use Designation for the subject property from Community Development: Estate Density Residential

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:pr/dm

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Dep't Recomm.: Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: 2/2

Agenda Number:

The Honorable Board of Supervisors
Re: GENERAL PLAN AMENDMENT NO. 778 / CHANGE OF ZONE NO. 7270 /
TENTATIVE TRACT MAP NO. 33248
Page 2 of 2

(CD:EDR) and Agriculture: Agriculture (AG:AG) to Community Development: Medium Density Residential (CD:MDR) and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 6; but,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 778** amending portions of the existing property's Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR), and Agriculture: Agriculture (AG:AG) to Community Development: Low Density Residential (CD:LDR); and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 7 pending final adoption of a General Plan Amendment resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7270**, amending the zoning classification for the subject property from Residential Agricultural- 2 Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural 2 Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) in accordance with the Zoning Exhibit 3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33248**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0).

The Planning Commission and the Planning Department recommend removing Environmental Health's condition (50. E Health. 5) for the requirement of the Phase 2 Environmental Site Assessment.

Some minor revisions were made to the findings section of the Planning Commission Staff Report (revised version only is attached). All of the recommendations above are inclusive of these revised findings.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2012**

I. AGENDA ITEM 3.2: GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248 - Intent to Adopt a Mitigated Negative Declaration – Applicant: Elias Alfata – Engineer/Representative: Adkan - Second/Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2). (Legislative)

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural-Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space. Continued from November 7, 2012.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

There was one speaker in favor of the proposed project:

- Mitchell Adkison, 6879 Airport Drive, Riverside CA 92504 (951) 688-0241
madkison@adkin.com

There were no speakers in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Snell, 2nd by Commissioner Roth

By a vote of 5-0

ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40396;



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2012**

DENIED GENERAL PLAN AMENDMENT NO. 778, as proposed by the applicant;

TENTATIVELY APPROVED GENERAL PLAN AMENDMENT NO. 778 as proposed by staff;

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7270, based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

TENTATIVELY APPROVED TENTATIVE TRACT MAP NO. 33248, subject to the attached conditions of approval with modification, and based upon the findings and conclusions incorporated in the staff report; and

APPROVED Planning Commission Resolution recommending adoption of General Plan Amendment No. 778 to the Riverside County Board of Supervisors.

CD: The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: East Corona
Supervisory District: Second/Second
Project Planner: Matt Straite
Planning Commission: December 19, 2012

GENERAL PLAN AMENDMENT NO. 778
CHANGE OF ZONE NO. 7270
TENTATIVE TRACT MAP NO. 33248
Environmental Assessment No. 40396
Applicant: Elias Alfata
Engineer/Representative: Elias Alfata

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 778 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site includes areas designated Rural: Rural Mountainous; but no change is proposed to this area} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). Planning Staff is proposing an alternative designation of Community Development: Low Density Residential (CD:LDR) for the residential 10.58 acres of the Project, Open Space: Conservation (OS:C) and the current Rural Mountainous (R:RM) designation remain (as reflected on Exhibit 7). See below for more information.

Change of Zone No. 7270 proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 33248 proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space.

The proposed Amendment is located in the Temescal Canyon Area Plan; more specifically, the project is located Southerly of Indiana Avenue, easterly of Lincoln Street.

FURTHER PLANNING CONSIDERATIONS:

The project had incorrect labels in the staff report submitted for November 7th, 2012. Therefore the project had to be re-noticed.

ISSUES OF POTENTIAL CONCERN:

General Plan Density:

The density of the proposed map would have been inconsistent with the proposed Medium Density Residential (MDR) density range of 2-5 dwelling units per acre. However, the project is consistent with the density allotted in the Community Development: Low Density Residential (CD:LDR). The residential portion of the project site is 10.58 acres and proposes 16 residential lots. With a ½ Acre minimum lot size the 10.58 acres would support a maximum of 20 residential lots, on average (taking street areas into account). So the residential portion of the project is consistent with the density requirements of the Low Density Residential designation. Therefore, Staff is proposing alternative General Plan Land Use designations of Community Development: Low Density Residential (CD:LDR) with a ½ acre minimum lot size; the Rural: Rural Mountainous (RM) portion would remain unchanged, and the remainder of property would change to Open Space- Conservation (OS-C). Switching a Community Development foundation designation to an Open Space foundation designation is permissible pursuant to the recently

adopted General Plan Amendment (County initiated GPA01075) whereby any designation can change to or from the Open Space Foundation.

Flood Control Review:

The Project had most department approvals in 2008; however, the State has changed many requirements between 2008 and today. To be conservative Planning sent requests to all departments for any possible changes that may need to happen to the exhibit to stay current with current requirements. Flood Control indicated that the project needed to comply with more stringent water quality requirements. To address this concern they have added requirements that each individual lot provide water quality features prior to any discharge into the streets.

Dedication/ Vacation:

Part of the project along Indiana Ave currently proposes residential lots in a Right of Way owned by the City of Riverside. The City has indicated that they are planning to provide the property to the applicant upon vacation, which has been added as a condition of approval. The Right of Way was a former channel alignment that has long been abandoned. Additionally, the parcel for the ROW extends into the City of Riverside, and outside the project boundary. This has been addressed by assuring that the zoning and the General Plan changes will not alter the designation of property outside the County jurisdiction; however, it will alter the designations for a small portion of property that is outside the map limits. For this reason the proposed Tract Map and the CZ/GPA do not have identical Project boundaries. This is to assure that the previous right of way is assigned a General Plan Land Use designation and Zoning.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. General Plan Land Use (Ex. #6): | Community Development: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG) |
| 2. Proposed General Plan Land Use (Ex. 6 and 7): | The applicant is proposing Medium Density Residential (MDR), Open Space: Conservation (OS:C); Staff is proposing an alternative of Community Development: Low Density Residential (CD:LDR), the Rural: Rural Mountainous (RM) portion would remain unchanged, and Open Space: Conservation (OS:C) |
| 3. Proposed Zoning (Ex. #3): | One Family Dwellings- 10,000 Square Foot Minimum (R-1-10,000) and Open Area Combining Zone Residential Developments (R-5). |
| 4. Surrounding Zoning (Ex. #3): | North: One Family Dwelling (R-1)
East: Residential Agriculture- Two Acre Minimum (R-A-2)
South: Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). |

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | North: Single Family Residences
East: Single Family Residences
South: Vacant
West: Single Family Residences |
| 7. Project Data: | Total Acreage: 18 Acres (10.58 residential) |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40396**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

DENIAL of **GENERAL PLAN AMENDMENT NO. 778**, proposing to amend the Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (AG:AG) to Community Development: Medium Density Residential (CD:MDR) and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 6; but,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 778** amending portions of the existing lot's Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR), and Agriculture: Agriculture (AG:AG) to Community Development: Low Density Residential (CD:LDR); and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 7;

APPROVAL of **CHANGE OF ZONE NO. 7270**, amending the zoning classification for the subject property from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) in accordance with the Zoning Exhibit 3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33248**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of the Planning Commission Resolution recommending adoption of General Plan Amendment No. 778 to the Riverside County Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Low Density Residential (CD:EDR), Open Space: Conservation (OS:C) and Rural: Rural Mountainous (R:RM) Land Use Designations, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG) on the Temescal Canyon Area Plan.
2. The proposed uses, residential lots with a minimum of ½ acre, is a permitted use in the Community Development: Estate Density Residential (CD:EDR) designation. No use is proposed on the Open Space: Conservation (OS:C) or Rural: Rural Mountainous (R:RM) designation.
3. The General Plan Amendment requires three different foundation changes:
 - An Inter-foundation change from Community Development Estate Density Residential (EDR) to Low Density Residential (LDR) ;
 - A Community Development foundation to Open Space foundation change; and,
 - Agriculture foundation to Open Space foundation.

Each change has requirements as outlined in Chapter 11 of the General Plan. The required findings for each are outlined below.

A. Inter-foundation and Open Space Findings:

Three findings are required for this category:¹

¹ Pursuant to revisions to Chapter 11 (Administration Element) of the General Plan resulting from General Plan Amendment No. 1070 a change from any foundation to the Open Space foundation is treated as if it were an inter-foundation change.

- 1) The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; or any General Plan Principle and does not involve a change detrimental to a Riverside County Foundation Component.
 - (i) The proposed amendment conforms to the fundamental values stated in the Riverside County Integrated Plan Vision. The Vision calls for density appropriate to the surroundings. However, the existing designations are far larger than those surrounding the site and would not have acted as a transition or buffer to other uses.
 - (ii) Any General Plan Principle: Based on Staff Review, the project is consistent with each of the General Plan Principles and Policies based on analysis provided in the Project's EIR.
 - (iii) The General Plan Amendment involves a change in the Rural Community, Agriculture and Open Space Foundation Component designation; however all changes are consistent with the Rural Community and Open Space designations, because the proposal is not inconstant with any [policies or provisions of the General Plan.

- 2) The proposed Amendment contributes to the achievement of the purposes of the General Plan and is not detrimental to them for the following reasons:
 - (i) The subject property is currently inconsistent with the surrounding development. The parcel has a designation that fosters large lot development, while the surrounding community has designations that foster smaller lots. The proposed change makes the property consistent with the densities surrounding the development.
 - (ii) The current project designation does not provide a buffer or transition to other designations and conforming the site to surrounding densities furthers the purposes of the General Plan.

- 3) The General Plan explains that the third finding must be selected from a list of five possible findings, must be made. The appropriate additional finding is that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The special condition that has emerged pertain to changes in public ownership because part of the subject site features property that is currently under ownership of the City of Riverside but will change to private ownership as part of this project. The City's property currently separates the rest of the subject site from Indiana Ave, making development of the entire site difficult. The City has agreed to grant ownership of the property to the land owner upon verification of vacation, which is a condition of approval of the project. With this land ownership change, the property should conform to surrounding densities as much as possible. This proposed change will address such a need.

B. Agriculture Required Findings:

One finding is required- That the project contributes to the achievement of the purposes of the General Plan. See above for finding. Additionally it is required to show that the project does not exceed a 7% conversion threshold of all Agricultural land in one of three

areas. The area in question for this project is the "the area covered by all other area plans" as indicated in Chapter 11 of the General Plan. The proposed change is requesting to convert 0.52 acres of Agriculture to Open Space. Given the small size of the proposed conversion the project will not trigger the 7% threshold and is consistent with this provision.

4. The project site is surrounded by properties which are designated Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM) to the east, Community Development: Medium Density Residential (CD:MDR) to the north, Community Development: Medium High Density Residential (CD:MHDR) to the west, and Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM), and Agriculture: Agriculture (AG:AG), and Open Space: Conservation (OS:C) to the south.
5. Existing zoning for the subject site is Residential Agricultural- Two Acre Minimum (R-A-2).
6. Proposed zoning for the subject site is One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).
7. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the north, Residential Agriculture- Two Acre Minimum (R-A-2) to the east, Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Riverside.
11. Environmental Assessment No. 40396 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hydrology/ Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve
 - b. An Airport Influence Area
 - c. A Dam Inundation zone
 - d. A Fault Zone
 - e. Ord. No. 655 Mount Palomar Lighting Influence Area (51.24 miles).

- f. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area
-
- 3. The project site is located within:
 - a. A Redevelopment Area: DCPA
 - b. A Flood Zone
 - c. Alvord Unified School District
 - d. A High Fire Area
-
- 4. The subject site is currently designated as Assessor's Parcel Numbers 135-280-001, 135-204-007, 135-204-005, and 135-204-006.

Y:\Planning Master Forms\Staff Report.doc
Date Prepared: 01/01/01
Date Revised: 12/26/12

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**
4 **GENERAL PLAN AMENDMENT NO. 778**

5 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
6 public hearing was held before the Riverside County Planning Commission in Riverside, California on
7 December 19, 2012, to consider the above-referenced matter; and,

8
9 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
10 County Rules to Implement the Act have been met and the environmental document prepared or relied on
11 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
12 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
13 the above-referenced Act and Procedures; and,

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

16
17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on December 19, 2012, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION** of the environmental document, Mitigated Negative Declaration for Environmental
22 Assessment No. 40396; and,

23 **TENTATIVE APPROVAL** of General Plan Amendment No. 778 as recommended by staff; and,

24 **TENTATIVE APPROVAL** of Change of Zone No. 7270; and, tentative.

25 **TENTATIVE APPROVAL** of Tentative Tract Map No. 33248
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00778 CZ07270 TR33248
VICINITY/POLICY AREAS

Supervisor Tavaglione
District 2

Date Drawn: 9/19/12
Vicinity Map



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office at Riverside at (951) 965-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>

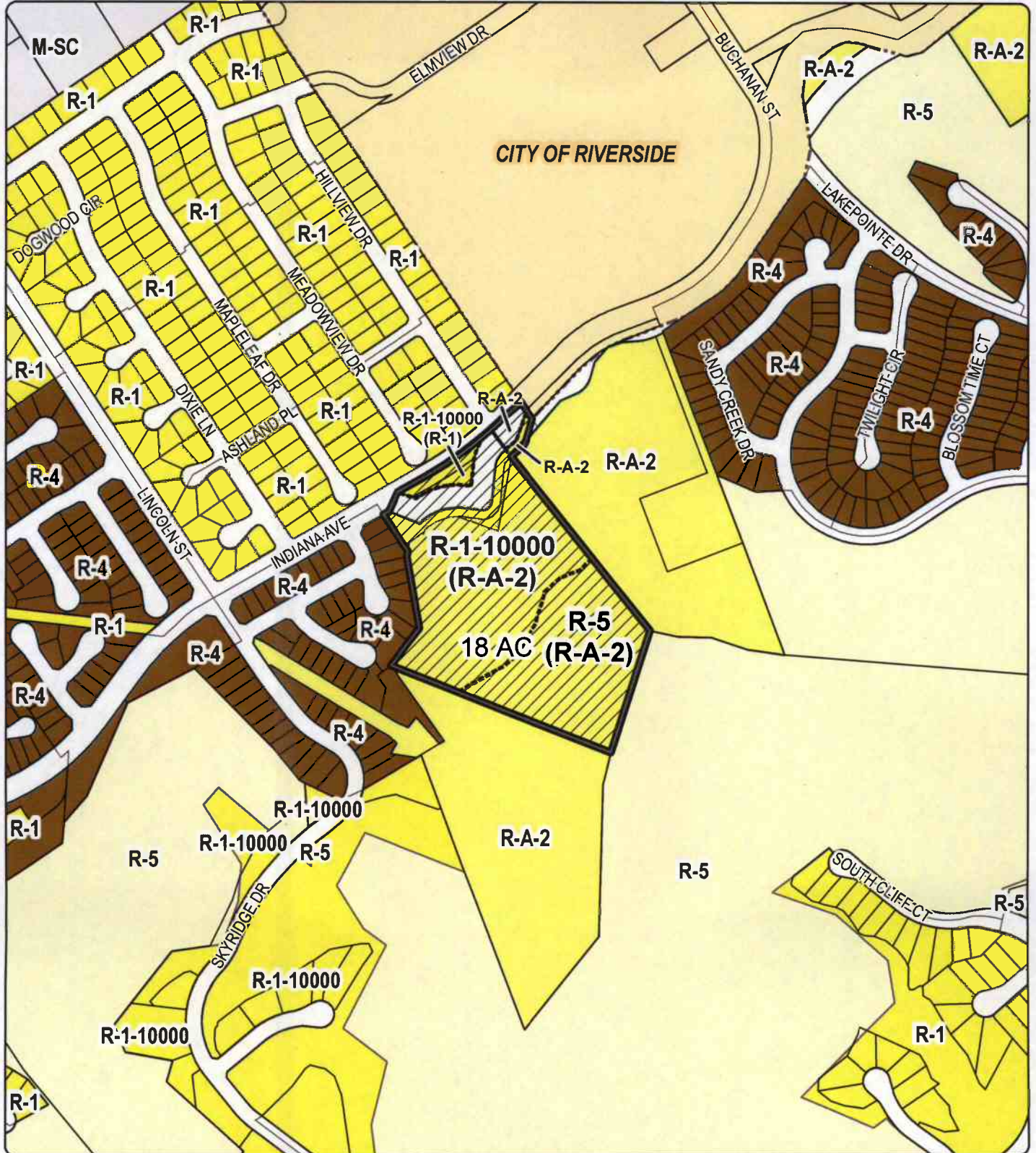
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 9/18/12
Exhibit 3



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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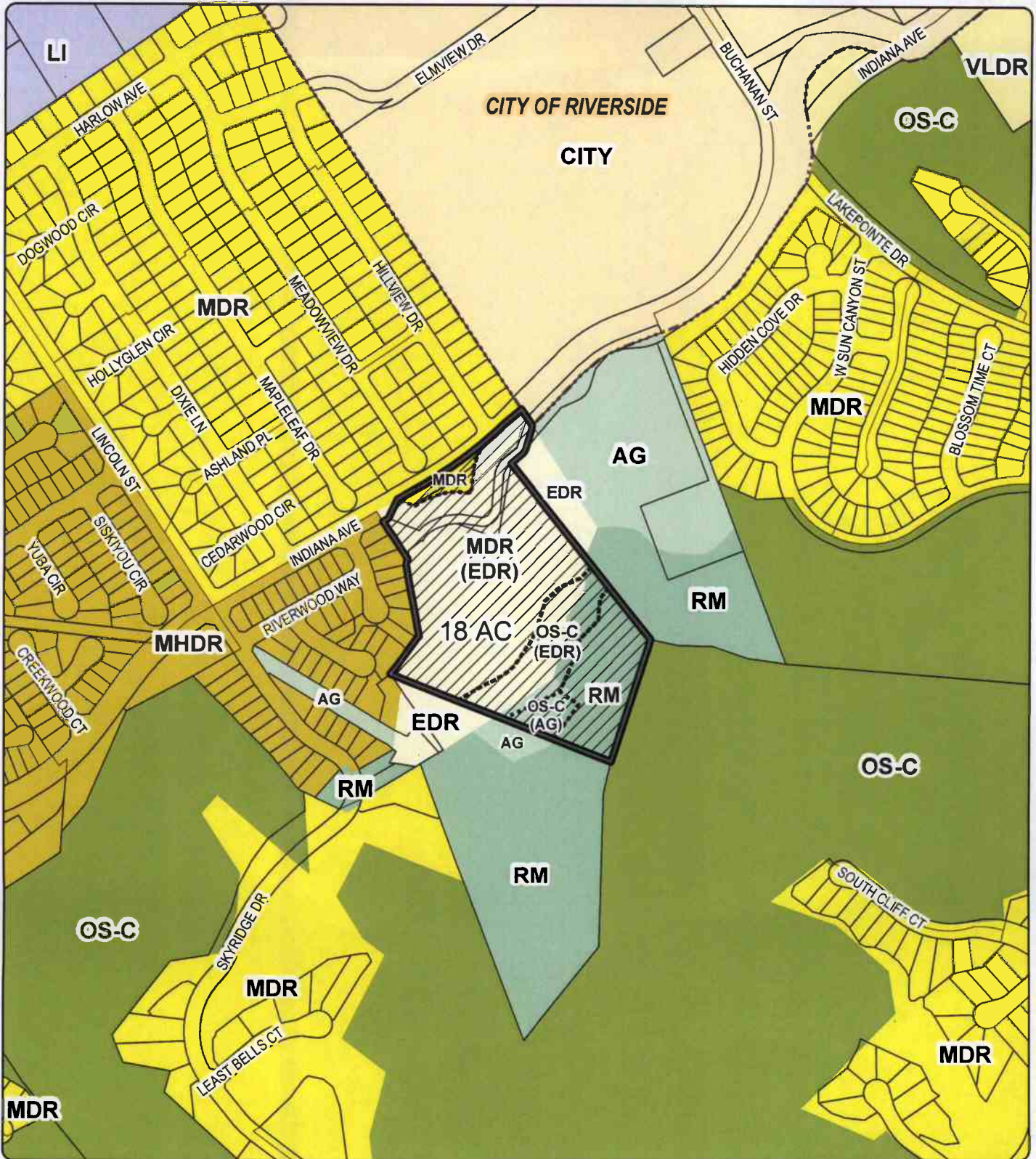
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

PROPOSED GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 9/18/12
Exhibit 6



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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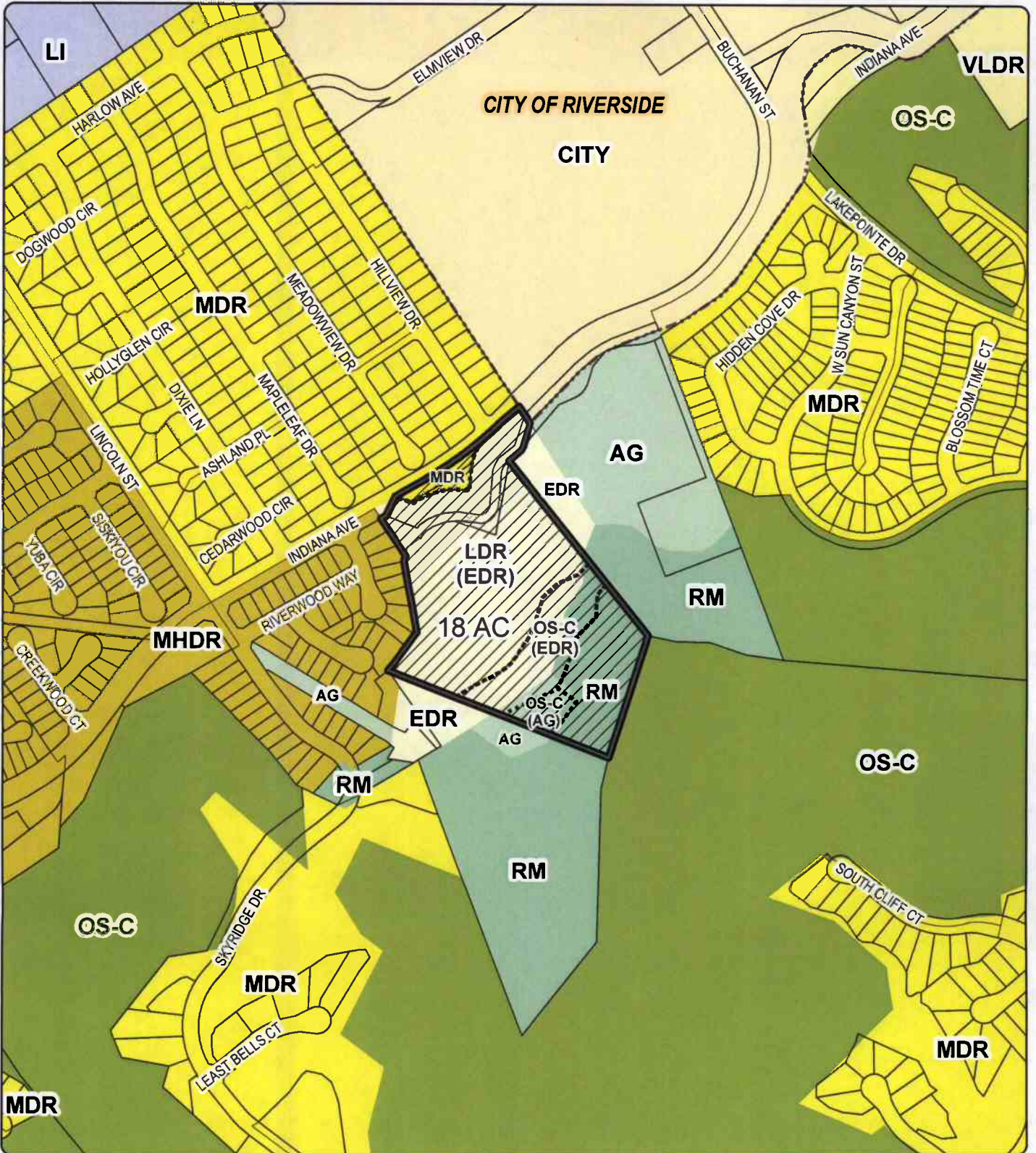
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

RECOMMENDED GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 9/25/12
Exhibit 7



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

Supervisor Tavaglione
District 2

Date Drawn: 9/19/11
Exhibit 1

LAND USE



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 33248
 THE REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 DESCRIBED AS: **TRACT 28890** M.B. 3-98-7-4
 ALSO KNOWN AS: **TRACT 28890** M.B. 3-98-7-4
AMENDED No. 2

OWNER:
 ELVA ALATA
 1045 S. LINCOLN ST.
 RIVERSIDE, CALIF. 92506

APPLICANT:
 ELVA ALATA
 1045 S. LINCOLN ST.
 RIVERSIDE, CALIF. 92506

ENGINEER:
GRIFFIN ENGINEERING
 1650 UNIVERSITY AVE.
 SUITE 200
 RIVERSIDE, CALIF. 92507

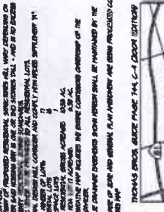
ASSESSOR'S PARCEL NUMBERS:
 28890 M.B. 3-98-7-4
 28890 M.B. 3-98-7-4
 28890 M.B. 3-98-7-4

ZONING/LANDUSE:
 CITY OF RIVERSIDE
 PLANNING & ZONING DEPARTMENT
 200 WEST 9TH STREET
 RIVERSIDE, CALIF. 92501

UTILITY PROVIDERS:
 CITY OF RIVERSIDE
 WATER DEPARTMENT
 200 WEST 9TH STREET
 RIVERSIDE, CALIF. 92501

LEGEND:
 R-1 SINGLE-FAMILY RESIDENTIAL
 R-2 SINGLE-FAMILY RESIDENTIAL
 R-3 SINGLE-FAMILY RESIDENTIAL
 R-4 SINGLE-FAMILY RESIDENTIAL
 R-5 SINGLE-FAMILY RESIDENTIAL
 R-6 SINGLE-FAMILY RESIDENTIAL
 R-7 SINGLE-FAMILY RESIDENTIAL
 R-8 SINGLE-FAMILY RESIDENTIAL
 R-9 SINGLE-FAMILY RESIDENTIAL
 R-10 SINGLE-FAMILY RESIDENTIAL
 R-11 SINGLE-FAMILY RESIDENTIAL
 R-12 SINGLE-FAMILY RESIDENTIAL
 R-13 SINGLE-FAMILY RESIDENTIAL
 R-14 SINGLE-FAMILY RESIDENTIAL
 R-15 SINGLE-FAMILY RESIDENTIAL
 R-16 SINGLE-FAMILY RESIDENTIAL
 R-17 SINGLE-FAMILY RESIDENTIAL
 R-18 SINGLE-FAMILY RESIDENTIAL
 R-19 SINGLE-FAMILY RESIDENTIAL
 R-20 SINGLE-FAMILY RESIDENTIAL

PROJECT NOTES:
 1. ALL PROPOSED WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RIVERSIDE PLANNING & ZONING ORDINANCES AND THE CALIFORNIA ZONING ACT.
 2. ALL PROPOSED WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RIVERSIDE PLANNING & ZONING ORDINANCES AND THE CALIFORNIA ZONING ACT.
 3. ALL PROPOSED WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RIVERSIDE PLANNING & ZONING ORDINANCES AND THE CALIFORNIA ZONING ACT.
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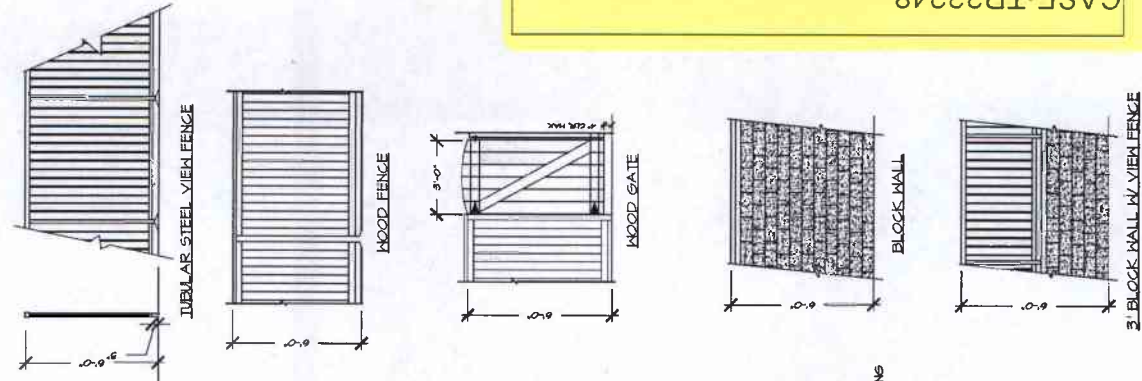
TENTATIVE TRACT 33248

SECTION	APN	EXISTING ZONING	EXISTING GP LANDUSE
1	PM 24496	R-A-2	EXISTING GP LANDUSE - AG
2	PM 184732	R-A-2	EXISTING GP LANDUSE - IM
3	PM 24498	R-A-2	EXISTING GP LANDUSE - IM
4	PM 84732	R-A-2	EXISTING GP LANDUSE - IM
5	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
6	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
7	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
8	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
9	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
10	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
11	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
12	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
13	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
14	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
15	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
16	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
17	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
18	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
19	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM
20	APN: 135-590-105	R-A-2	EXISTING OR LANDUSE - IM

AMENDED No. 2
 TENTATIVE TRACT NO. 33248
 PREPARED BY: **GRIFFIN ENGINEERING**
 1650 UNIVERSITY AVE., SUITE 200
 RIVERSIDE, CALIF. 92507
 TEL: (951) 514-1171 FAX: (951) 514-1172

PLANNER: M. STRAITE
 DATE: 9/26/12
 EXHIBIT F
 CASE: TR33248

RIVERSIDE, C.A.
 IDLA
 MAY 2012



- WALL / FENCE LEGEND**
- 6' HIGH WOOD FENCE
 - 6' HIGH STEEL TUBE VIEW FENCE
 - 5' HIGH BLOCK WALL w/ 3' HIGH STEEL TUBE VIEW FENCING
 - 6' HIGH BLOCK WALL
 - EXISTING BLOCK WALL
 - RETAINING WALL - HEIGHT VARIES, SEE CIVIL PLANS

NOTE:
 - ALL BLOCK WALLS ARE TO BE PRECISION BLOCK 'BUFF' COLOR w/ 2" HIGH PRECISION CAP 'CHOCOLATE' IN COLOR
 - THESE ARE CUSTOM ESTATES AND THEREFORE NO RETURN WALLS HAVE BEEN SHOWN. THIS PROJECT WILL HAVE TWO RETURN WALLS FOR EACH LOT. THE WALLS WILL BE A 6' HIGH WOOD FENCE TO MATCH THE SIDERYARD FENCING. ONE 5' WIDE WOOD GATE WILL BE INSTALLED ON THE GARAGE SIDE OF THE HOUSE FOR REAR YARD ACCESS.

CONCEPTUAL FENCING PLAN
TRACT #33248 16 LOT DEVELOPMENT
 CASE # GPA778, CZ7270
 IAN DAVISON LANDSCAPE ARCHITECT
 874 TENTH STREET, SUITE 800 RIVERSIDE, CALIFORNIA 92501 951-983-1888



PLANTING PLAN

PLANTING PLAN	PLANT	SIZE	QUANTITY	NOTES
1	GRAPE VITIFERA	B BALL	20	
2	LORON PLANE TREE	3/4" BOX	20	
3	ARJUN TREE	B BALL	20	
4	AMERICAN BIRCH	B BALL	20	
5	PLATANUS X ACERIFOLIA	3/4" BOX	20	
6	ARJUN TREE	3/4" BOX	20	
7	AMERICAN BIRCH	3/4" BOX	20	
8	CRAPAUDIA	1 GAL & P O.C.	200	
9	LOUISIANA IRIS	1 GAL & P O.C.	200	
10	YUKONIA	1 GAL & P O.C.	200	
11	PERI MALT	1 GAL & P O.C.	200	

VEGETATION SCHEDULE

1. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

2. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

3. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

4. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

5. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

6. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

7. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

8. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

9. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

10. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

11. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

12. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

13. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

14. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

15. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

16. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

17. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

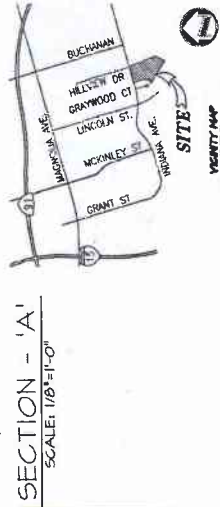
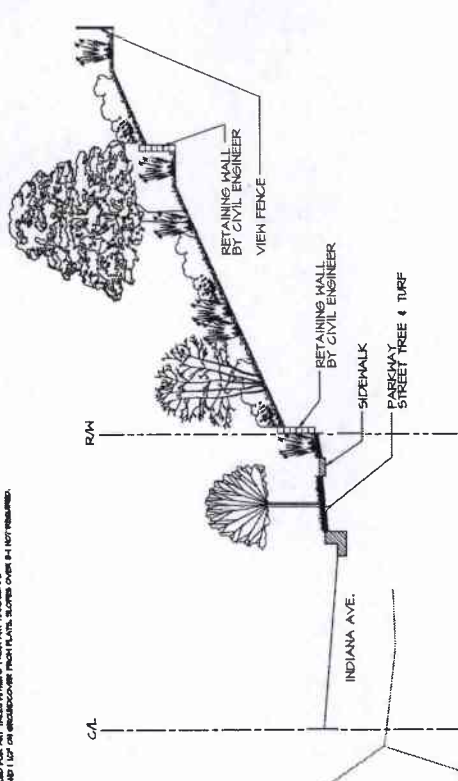
18. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

19. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.

20. ALL PLANTS TO BE PLANTED ON ALL PERIMETER WALLS AT 10' O.C.



CASE: TR33248
 EXHIBIT: L
 DATE: 9/26/12
 PLANNER: M. STRAITE



CONCEPTUAL LANDSCAPE MASTER PLAN

TRACT #33248 16 LOT DEVELOPMENT

CASE# GPA778, CZ7270

IAN DAVIDSON LANDSCAPE ARCHITECT

3744 TERRY STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-883-1885

RIVERSIDE, C.A.

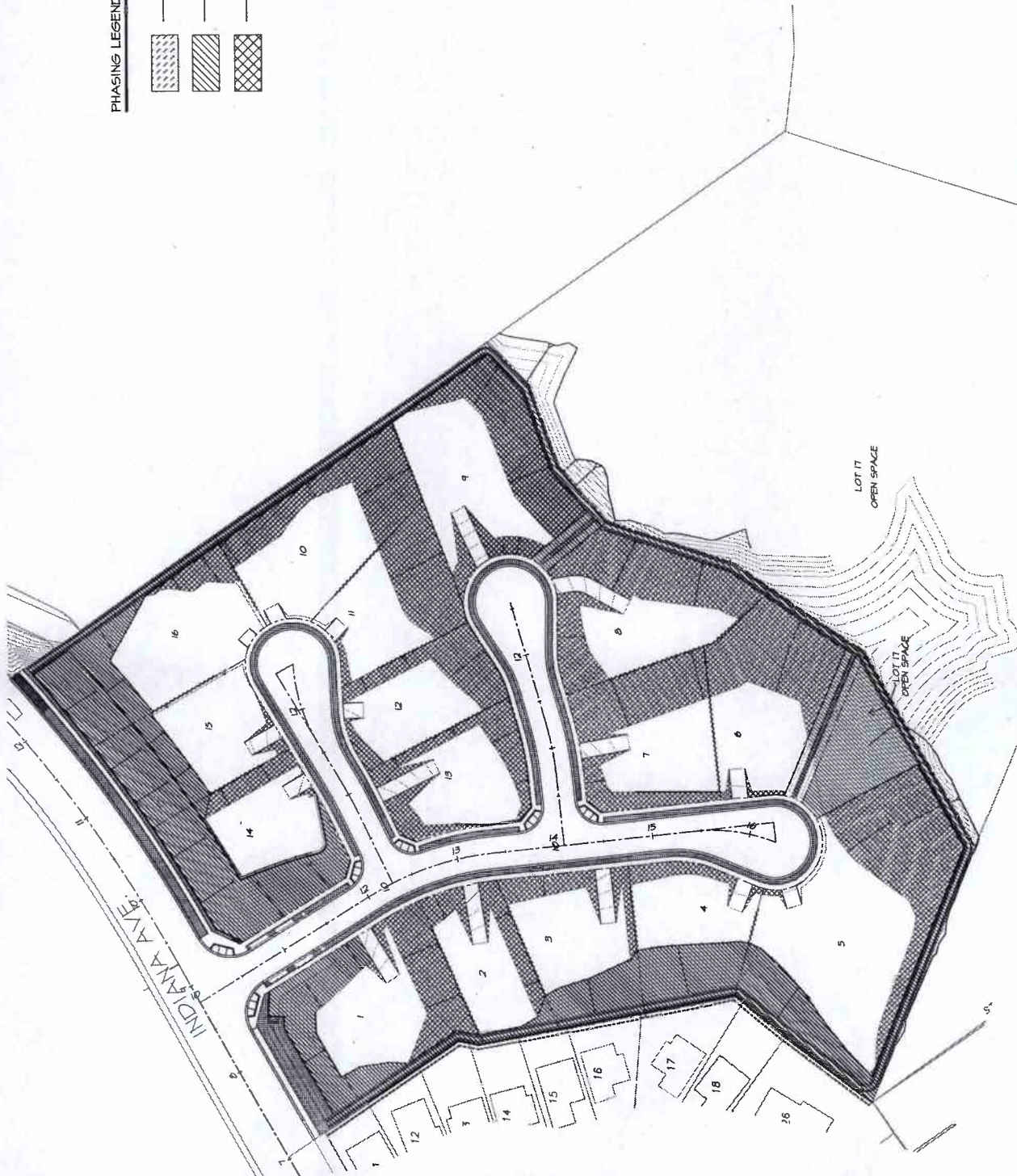
3744 TERRY STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-883-1885

MAY 2012

SCALE 1"=40'

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3-TI (EACH WILL BE DONE WHEN LOT 16 SOLD)



CONCEPTUAL PHASING PLAN

TRACT #333248 16 LOT DEVELOPMENT

CASE # GPA778, CZ7270

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

874 VERDE STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-683-1299



RIVERSIDE, C.A.






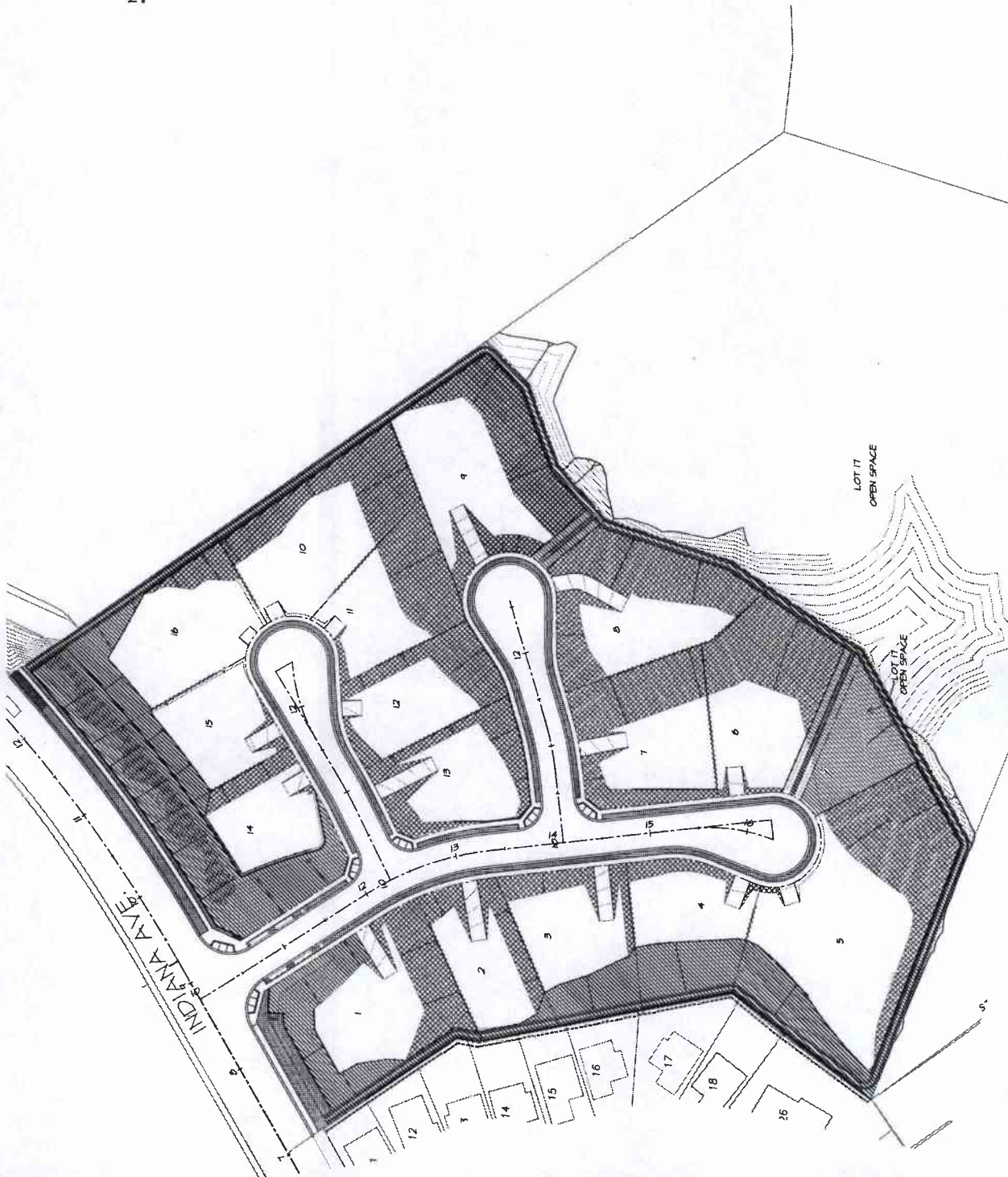
By Resolution
No. 2012-001
APRIL 11, 2012



MAY 2012

MAINTENANCE LEGEND

-  LHD MAINTAINED
-  HOA MAINTAINED
-  HOMEOWNER MAINTAINED



CONCEPTUAL MAINTENANCE PLAN

TRACT #33248 16 LOT DEVELOPMENT

CASE #GPA778, CZ7270

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

8741 VERTE STREET, SUITE 800 RIVERSIDE, CALIFORNIA 92501 951-983-1888

RIVERSIDE, C.A.



THE RIVERSIDE
LANDSCAPE
ARCHITECTS
P.C.



MAY 2012

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40396
Project Case Type (s) and Number(s): General Plan Amendment No. 778, Change of Zone No. 7270 and Tentative Track Map No. 33248
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Project Planner
Telephone Number: (951) 955-8631
Applicant Name: Elias Alfata
Applicant's Address: 6626 Wilding Place Riverside CA 92506

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 778 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Used Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). Planning Staff is proposing an alternative designation of Community Development: Low Density Residential (CD:LDR) for the residential 10.58 acres of the Project, Open Space: Conservation (OS:C) and the current Rural Mountainous (R:RM) designation remain (as reflected on Exhibit 7). See below for more information.

Change of Zone No. 7270 proposes to amend the zoning for the site from Residential Agriculture-Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 33248 proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space.

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

C. Total Project Area: 18 acres

Residential Acres: 10.58 Lots: 17 Units: 16 (up to 32) Projected No. of Residents: 96
Other: N/A

D. Assessor's Parcel No(s): 135-280-001, 135-204-007, 135-204-005, and 135-204-006.

E. Street References: Southerly of Indiana Avenue, Easterly of Lincoln Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 6 West, Section 27

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located just west of the City of Riverside in the Home Gardens Community. The site has sloping topography with grades over 25% in places. No development is proposed on slopes over 25%. The site is undeveloped. Homes have been constructed to the west and north, a Church is located to the east and there are undeveloped hills to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The site's General Plan Land Use designation is Community Development: Estate Density Residential (CD:EDR), Agriculture: Agriculture (A:A) and Rural: Rural Mountainous (R:RM). The project proposes changes to the designations to increase density, however the changes are consistent with the General Plan proposals. The project meets all applicable land use policies.
- 2. Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is not located within any Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells. The proposed project meets all applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all applicable Safety Element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. The project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all applicable Noise Element policies.
- 6. Housing:** The project proposes 16 residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with all applicable Housing element policies.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development, Agriculture, and Rural

D. Land Use Designation(s): Community Development: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG)

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

F. **Policy Area(s), if any:** none

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon Area Plan to the north, east, and west; Lake Mathews/ Woodcrest to the south.
2. **Foundation Component(s):** Rural and Community Development to the east, Community development to the north and west, Open Space to the south.
3. **Land Use Designation(s):** Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM) to the east, Community Development: Medium Density Residential (CD:MDR) to the north, Community Development: Medium High Density Residential (CD:MHDR) to the west, and Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM), and Agriculture: Agriculture (AG:AG), and Open Space: Conservation (OS:C) to the south.
4. **Overlay(s) and Policy Area(s):** None

G. 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

H. **Existing Zoning:** Residential Agricultural- Two Acre Minimum (R-A-2)

I. **Proposed Zoning, if any:** One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

J. **Adjacent and Surrounding Zoning:** One Family Dwelling (R-1) to the north, Residential Agriculture- Two Acre Minimum (R-A-2) to the east, Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) 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 type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

10/10/12

Date

Matt Straite, Project Planner

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 9 "Scenic Highways"

Findings of Fact:

- a) The project is not located near any designated or eligible scenic highways in Riverside County based on the General Plan Figure 9 in the Temescal Canyon Area Plan.
- b) The project is located on slopes that are visible to a number of existing residences. There are no significant trees on site to preserve. With conformance to the County wide Design Guidelines and grading requirements of County Ordinances, the future residential pads and structures will not damage any views enjoyed by the public.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<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) The project site is not located with the Mt. Palomar area (51.24 miles) and is not subject to any lighting restrictions for the observatory. Therefore there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of 16 single-family residential lots with a minimum size of about 1/2 an acre. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contracted parcel or land within a Riverside County Agricultural Preserve?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located on land designated as Grazing Farmland as shown on the Riverside County Land Information System (RCLIS). It should be noted, however, that the existing land Use Designation for the majority of the site is in the Community Development foundation, intended for single-family residential lots such as those proposed for this project site. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the RM Land Use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.

b and d) The project site is surrounded by large-lot, single-family residential homes. The site is not located within an Agricultural Preserve. The project site does have a 0.5 acre portion that has an Agriculture: Agriculture General Plan Land Use designation. That 1/2 acre portion is proposed to be converted from Agriculture to Open Space. However, the Agriculture designations near the site are disconnected from any other Agriculture designations. Further, the one parcel of land near the site with an Agriculture Designation that is large enough to farm actually has a church on the site. Because there is not a significant amount of neighboring Agriculture designations, because the project is only converting 1/2 an acre of Agriculturally Designated land, and because of the existing surrounding uses, there is no impact.

c) There is no Agriculturally zoned property near the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been vacant for many years, there are no forest areas. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2 and the 2007 Air Quality Management Plan.

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2007 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2007 AQMP is the implementation of air quality control measures associated with transportation facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2007 AQMP is based on socio-economic 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. While this project proposes to revise the General Plan Land Use designations for the site, however, the change will increase the possible density of the site by less than 8 units. The population proposed by this project will not obstruct the implementation of the 2007 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) Based on the small number of lots proposed, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- 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 homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, WRC-MSHCP, On-site Inspection, EPD review

Findings of Fact:

- a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The County of Riverside Environmental Programs Division (EDP) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). A 30 day burrowing Owl Survey has been added to the Conditions of Approval (COA 60.EPD.1) as the site may be suitable habitat for owls. This is considered a standard condition of approval and not mitigation for CEQA purposes. Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.
- c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been farmed for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.
- d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively farmed. Therefore, less than significant impacts to wildfire corridors are anticipated after mitigation.
- g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources	<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: On-site Inspection, Project Application Materials, Cultural Resources Assessment (PD-A 4733) by CRM Tech. dated March 23, 2011

Findings of Fact:

- a) The project site is presently vacant. A historic canal runs east west across the site. The site was determined to be ineligible for the National Register of Historic Places; no further mitigation is required pursuant to the study. The project will have no impact to historic resources.
- b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources.

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.

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

Source: Project Application Materials, Cultural Resources Assessment (PD-A 4733) by CRM Tech. dated March 23, 2011

Findings of Fact:

a-b) Based on a Cultural Resources report performed for the project site, there is a possibility of archeological artifacts to be found on the project site. Mitigation has been added to the case to require archeological monitoring during grading activities (Condition of Approval 60.PLANNING.4). In addition, Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (Condition of Approval 60.PLANNING.6).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.PLANNING.24). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.4 and 6).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

10. Paleontological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Comments, RCLIS

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having a high potential for paleontological sensitivity. A condition of approval was added to require grading observation by a Paleontologist (COA 60.PLANNING.1). With this mitigation, the project will have less than significant impacts to paleontological resources.

Mitigation: Paleontologist monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.1).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

GEOLOGY AND SOILS Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be subject to seismic-related ground	<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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failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to RCLIS (GIS database) and Geo Study 2078, there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

According to General Plan Figure S-4 and Geo Study No. 2078, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to Figure S-9 and Geo Study No. 2078, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that grading will be minimized within areas with slopes greater than 30 percent. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Project Application Materials, GIS database, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to RCLIS (GIS database) and geo Study No. 2078, the proposed project is not located in a subsistence area; therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a.	Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact

- a) The project proposes minimal grading which may slightly alter the site’s natural topography. However, the design has limited the amount of grading and reduce the alterations to hillsides. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials, Geology Review, Environmental Health Review, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (Condition of Approval 10.BS GRADE.7). These requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- b) Based on the County Geologist and Geo Study No. 2078, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The project will connect to a local sewer system that has adequate capacity according to the provided will serve letter. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) There are no streams or waterways on the Project site. The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, considered less than significant.
- b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.2). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ordinance 460, Section 14.2 and Ordinance 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. Approval of this tentative map does not expressly authorize the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 16 primary units, 38 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the two homes. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

- a) The proposed project is located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such

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

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

Findings of Fact:

- a) The project is located on a ridge and accepts a small amount of offsite drainage. The project includes grading to create residential building pads. Said grading will not impact the existing pattern of drainage in a way that has not been addressed through v ditch designs and swales included in the proposed design. A preliminary WQMP has been submitted and accepted by the Flood Control Department. Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (COA 60.FLOOD.8 and 90.FLOOD.3 require the WQMP to be submitted and implemented). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.
- c) A will serve letter has been provided with the application materials and the project was transmitted to the City of Riverside Water District for comment. None was received. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

- d) There are existing stormwater drainage systems in this area of the County, the project has been conditioned to tie into the system (COA 90.FLOOD RI.1). With this mitigation, the impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) With mitigation, the proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b). Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the topography. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, there is no impact.

Mitigation: The Project is required to submit a final WQMP (COA 60.FLOOD.8 and 90.FLOOD.3). The Project must tie into the existing stormdrain system in Indiana Ave. (COA 90.FLOOD RI.1).

Monitoring: Mitigation will be monitored through the Building and Safety Plan Check Process.

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-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

- a) The project is located on a ridge. There are no streams or water features on site. Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The stormdrain system has capacity, and WQMP features will clean all water prior to discharge from the site. With these, there will be no impact.
- c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.1). With adherence to this mitigation, the proposed project would 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. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed Project includes a General Plan Amendment; however, the previous use was residential, the proposed use will continue to be residential. The proposed project will not result in an alteration of the present or planned land use of this area.
- b) The project is within the sphere of the City of Riverside. The City has not indicated any issues or concern with the project and are proposing to deed City owned property to the applicant upon vacation. There are no impacts.

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.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a.	Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a-d) The proposed project is proposing to change the zoning and Land Use for the site to accommodate an increase in density that is more consistent with the surrounding development than the existing Land Use and zoning; additionally based upon a review by Staff the project is consistent with all other policies in the General Plan.
- e) The proposed project site is vacant and will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.
- b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

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

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of residential lots which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project site currently contains no residential dwelling. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) See 35a.
- d) The project is located within a County Redevelopment Project Area; however, the project is converting a parcel to residential use that is currently vacant. This vacant property is currently collects trash and acts as a dumping ground. The development of this parcel is consistent with the purposes and goals of the redevelopment area because the developed property will help increase property values on and near the site. There is no impact.
- e) The project proposes the subdivision of 18 acres into sixteen (16) residential parcels, which could equate to an increase of fourteen (54) additional persons¹. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

¹ Assuming a generation factor of 3.0 as stated on the Second District web site
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (COA 10.PLANNING.15). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (COA 10.PLANNING.15). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Alvard Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (COA 80.PLANNING.13). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: RCIP

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

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.

RECREATION

41. Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant. Regional park fees are part of the DIF funds paid as a result of 80.PLANNING.15.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Temescal Canyon Planning Area. The project site is not located within a Community Service Area (CSA), but is required to annex into one prior to the map recording. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: RCIP, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) The project is located in an urban area. While there are many residents in the area, there are also a number of streets that can act as alternatives if Indiana Ave. requires closing at any point. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails

Source: RCIP

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

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

- a) The proposed project is served by the City of Riverside service area and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Sufficient infrastructure exists as evidenced in the will serve letter issued for the site. Therefore, there is no impact.
- b) It is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

- a-b) Adequate infrastructure exists in Indiana Ave. to accommodate a sewer connection. The wastewater levels generated by a project this size will not exceed the capacity of the existing treatment facilities, as evidenced by the will serve letter for the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a,b,c) The project proposes the addition of sixteen (16) residential dwelling units. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Storm water drainage facilities exist in Indiana Ave. with capacity to accept storm water drainage. There will be no impacts to the surrounding areas.
- e) Additional street lights will be required. There is an LLMD for the area that services the site and will draw funds from property taxes to offset maintenance costs. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.
- f) Based on data available at this time, no offsite utility improvements will be required to support this project.
- g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source:

Findings of Fact:

- a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The land subdivision will increase the total number of residential units in the area; however the area is urbanized and already has the capacity to accommodate the project in terms of physical needs such as sewer, and in terms of service needs such as fire and police. The introduction of minor amounts of new possible residential sites will not cumulatively impact the area as adequate resources and infrastructure exist to accommodate the increase in capacity.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- CAPCOA, CEQA and Climate Change, January 2008.
- GIS: Riverside County Geographic Information System database.
- MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.
- Riverside County General Plan, Adopted October 7, 2003.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: PM36341 EA.doc

Revised: 9/27/2012 6:43 AM

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Tentative Tract Map Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 10,000 square feet and one (1) 6.33 acre lot for open space.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33248 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33248, Amended No. 2, dated 9/20/12.

EXHIBIT W = Wall and Fence Plan dated 9/26/12

EXHIBIT L = Landscape plan dated 9/26/12

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

09/26/12
07:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - RETAINING WALLS (cont.) RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP- FLOOD HAZARD REPORT RECOMMND

Updated 7/30/12: The proposed BMPs included in the original Water Quality Management Plan (WQMP)

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP- FLOOD HAZARD REPORT (cont.)

RECOMMND

submittal reflects previous permit requirements. The applicant is advised that the final project WQMP shall comply with the latest WQMP permit requirement in effect at the time permits are issued. The current WQMP includes Low Impact Development (LID) provisions stipulated in Order No. R8-2010-0033. The preliminary WQMP submitted at the tentative stage does not comply with the new guidance and the proposed enhanced vegetated swale is not applicable, however, there appears to be adequate area if LID is implemented on each lot. LID measures include, but are not limited to, water quality impacts being addressed on an individual lot basis prior to entering the street.

Tract Map 33248 is a proposal to subdivide 18 acres into 16 residential lots (with lot sizes ranging from one-quarter to full acre) in the Home Gardens area. The site is located on the south side of Indiana Avenue, approximately 800 feet east of Lincoln Street. Change of Zone 07270, which proposes to change the current zoning designation from Residential Agriculture 2-Acre Minimum (R-A-2) to One Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000), is being processed concurrently.

Our review indicates the site receives small amounts of storm runoff from the hills to the south and east. The District owned and maintained Lincoln Channel is approximately 1000 feet west of the site. The District believes that Lincoln Channel has capacity for the flows from this development and would serve as an adequate outlet.

The proposed drainage plan collects the offsite runoff from the hills to the south and would be collected in an interceptor channel which surrounds the site. The bulk of this runoff would be discharged into V-ditches, constructed in drainage easements on lots 6 and 9. Storm drains would convey the flow through the site and out to a proposed 36" storm drain which travels along Indiana Avenue until it connects with the District owned Lincoln Channel to the west. A small amount of offsite runoff is captured in the V-ditch along the sides of the project and routed into Indiana Avenue where it is contained by the curb and gutter system.

Onsite runoff is captured in catch basins located at the

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10. GENERAL CONDITIONS

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

bottom of "A" Street where they are conveyed into the proposed storm drain along Indiana Avenue. A small amount of onsite runoff from portions of lots 2, 3, 4 and 5 would be captured by a V-ditch along the western edge of the site. There it would be outletted to an existing down-drain constructed in a drainage easement to Greywood Court of adjacent Tract No. 22649. Since the developed condition would discharge far less runoff into this down-drain than the existing condition, the drainage scheme is considered adequate. However, care shall be taken in the design of the outlet from the V-ditch.

To mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). An enhanced vegetated swale is proposed at the northwest corner of the site as a treatment control BMP. The submitted WQMP appears to be adequate for this phase of development. A final WQMP shall be submitted prior to grading and/or building permit issuance.

The District has reviewed the 2nd amended exhibit for this project and has no objections to this proposal.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP 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. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 4 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological

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10. GENERAL CONDITIONS

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

reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 5 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

occurs later if it applies for common areas or HOA.

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 for common areas if it applies.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 6 MAP - GEO02078 RECOMMND

County Geologic Report (GEO) No. 2078, submitted for this project (TR33248) was prepared by RGS Engineering Geology and is entitled: "Engineering Geologic Report, Proposed Residential Development, 16 Acre Property (APN 135-280-001), South Side of Indiana Avenue, Just East of Graywood Court, Riverside, California, Project No. 1298-01", dated June 29, 2006. In addition the following reports were submitted for this project:

"Response to County Review Sheets Dated September 12, 2008, Tentative Tract 33248, 16 Acres property, APN 135-280-001, Southside of Indiana Avenue, Just East of Graywood Court, Riverside, California", prepared by GeoMat Testing Laboratories, Inc., dated January 23, 2010.

"Preliminary Soil Investigation Report, Property Southeast of Graywood and Indiana Avenue, County of Riverside, California, Project No. 6012-01" Prepared by GeoMat Testing Laboratories, Inc., dated May 24, 2006.

"Acknowledgement For Consultant of Record and Response to Riverside County Planning Department Geotechnical Report Review Check Corrections, Dated March 2, 2012, Proposed Residential Development, Tentative Tract 33248, 16 Acre Property (APN 135-280-001), South Side of Indiana Avenue, Just East of Graywood Court, Riverside, California", prepared by Soil Exploration Company, Inc., dated June 26, 2012.

Engineering Geologic Response, Riverside County Review Comments #2 (CGR No. 2078), Proposed Residential

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - GEO02078 (cont.)

RECOMMND

Development, 16 Acre property (APN 135-280-001), south Side of Indiana Avenue, Just east of Graywood Court, Riverside, California", by RGS Engineering Geology, dated July 17, 2012.

These documents are herein incorporated as a part of GEO02078.

GEO02078 concluded:

- 1.No faults are known to traverse the site.
- 2.The potential for ground rupture to impact the site during a tectonic event is considered low.
- 3.The potential for liquefaction hazard to impact the proposed development is low.
- 4.The potential for seismically induced settlement is low.
- 5.The proposed cut slopes are expected to expose granitic bedrock along the slope face. The proposed cut is generally not susceptible to block or planar failure at an inclination of 2:1 or less.
- 6.Minor spalling and pop-outs along the slope face will likely create an accumulation of debris along the toe of slope over time. This condition is not considered a hazard, but may require routine cleaning and removal of debris from the toe of slope.
- 7.The dense granitic rock when excavated will generate oversize material that requires special handling or export from the site.
- 8.The potential for landslide hazard to impact the proposed development is low.

GEO02087 recommended:

- 1.Geologic mapping of the outcrops during grading to identify any loose rocks that could impact the development.
- 2.Remove or secure in-place loose rocks.

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - GEO02078 (cont.) (cont.) RECOMMND

3.All alluvium, unsuitable material and uncertified fill should be removed to granitic bedrock.

4.All drainage courses and canyon fills with more than 10 feet of fill, cut/fill interfaces and fill keys should be provided subdrains.

GEO No. 2078 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2078 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters 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. 7 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. 8 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. 13 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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10. GENERAL CONDITIONS

10.PLANNING. 14

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-1-10,000 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 maximum height of any building is 40 feet.
- g. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- h. The minimum parcel size is 10,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 15

MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10. GENERAL CONDITIONS

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

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. 16 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 17 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

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10. GENERAL CONDITIONS

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

Should model homes not be used this provision shall not apply.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

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

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

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

10.PLANNING. 18 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 19 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 20 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - DRAINAGE 1 (cont.) RECOMMND

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. 3 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Indiana Avenue exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 4 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. 5 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. 5 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 unacceptablility 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. 6 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 years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 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. 2 MAP - MONEY RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY RECOMMND

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED RECOMMND

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

50.E HEALTH. 5 MAP - HAZMAT PHASE II RECOMMND

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

FIRE DEPARTMENT

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

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

50.FIRE. 2 MAP-#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 "A" material as per the California Building Code.

50.FIRE. 3 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

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. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 7 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#46-WATER PLANS (cont.) RECOMMND

minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 8 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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. 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

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.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 9

MAP SUBMIT FINAL WQMP

RECOMMND

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

50.FLOOD RI. 10

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP- LC COMMON AREAS 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 if it applies.

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

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.PLANNING. 2 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 4 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 10,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-10,000 zone, and with the Riverside County General Plan.
- D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- E. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 5 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 778, and Change of Zone No. 7270 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and zone ultimately applied to the property.

50.PLANNING. 7 MAP - CCOC FOR REMNDR PARCEL RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the easterly portion of APN 135-204-007, as well as any portion of the right of way dedication vacated by the City of Riverside that will not be used for street purposes, as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - CCOC FOR REMNDR PARCEL (cont.) RECOMMND

parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 9 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 30 or 132 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - 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. 15 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4733 was prepared for this property on March 2011 by CRM TECH and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 29 MAP - FEE BALANCE (cont.) RECOMMND

MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 32 MAP - CC&R RES 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

approval.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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

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

50.PLANNING. 36 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 County Service Area No. 30 or 132.

TRANS DEPARTMENT

50.TRANS. 1 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. 2 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EASEMENT/SUR (cont.) RECOMMND

addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

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

50.TRANS. 4 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. 5 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. 6 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Indiana Avenue. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

NOTE: The Applicant is required to process the vacation of a portion of Indiana Avenue with the City of Riverside per City's letter dated August 2, 2008.

50.TRANS. 7 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - LANDSCAPING (cont.) RECOMMND

in accordance with Ordinance 461. Landscaping shall be improved within Indiana Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting 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.

50.TRANS. 8 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. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 10 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.

50.TRANS. 11 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - STREET LIGHTS-CSA/L&LMD (cont.) RECOMMND

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. 12 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. 13 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. 14 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 16 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. 17 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP- UTILITY PLAN (cont.)

RECOMMND

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

50.TRANS. 18

MAP - DEDICATION

RECOMMND

Interior streets are designated as a Local Road and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

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

50.TRANS. 19

MAP - EXISTING MAINTAINED

RECOMMND

Indiana Avenue from the westerly project boundary easterly to 145' east of Hillview Drive is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

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

2. Construct transitions AC pavement tapering for deceleration lane and join existing AC pavements to the east project boundary as approved by Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP-HOA MAINTENANCE AGREEMENT RECOMMND

Prior to the issuance of a grading permit, the applicant/owner shall provide a copy of the recorded slope and drainage easement(s) and a copy of the HOA Maintenance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP-HOA MAINTENANCE AGREEMENT (cont.) RECOMMND

Agreement for the HOA slopes and private drainage easements shown on Tentative Tract No. 33248.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

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

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

rear yards and open space.

- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

60.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new ingle family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP- CONSTRUCT STORM DRAIN RECOMMND

This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEONTOLOGIST REQUIRED RECOMMND

Because the subject parcel is partially designated as HIGH A for paleontology resoruces, the land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and mitigation services. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. 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. 4 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological report PD-A-4733, prepread by CRM TECH, dated March 23, 2011, it has been established that the project parcels are sensitive for cultural resources, both historic and prehistoric.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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

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

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the monitoring process.

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

60.PLANNING. 6

MAP - TRIBAL OBSERVATION

RECOMMND

As a result of information contained in archaeological report PD-A-4733, prepared by CRM Tech and dated March 23,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

MAP - TRIBAL OBSERVATION (cont.)

RECOMMND

2011, and comments from local Native American tribes, it has been determined appropriate to require tribal observation of the archaeological monitoring due to the potential for additional Native American-associated cultural resources to be found subsurface during construction grading.

Therefore, prior to the issuance of grading permits, the developer/permittee/owner should enter into a cooperative agreement to retain a monitor designated by the Pechanga Band of Luiseno Indians, the Cahuilla Band of Indians, and the Soboba Band of Luiseno Indians. These groups shall be known as the Tribal Observers for this project. The agreement shall address the organization of tribal observation for this project, protocol for tribal interface in the event that Native American cultural deposits are exposed, and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

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

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

NOTE:

1) The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources, and shall coordinate with the County, tribal observer, and developer/permit holder throughout the process.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - TRIBAL OBSERVATION (cont.) (cont.) RECOMMND

2) Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves to facilitate tribal coordination and advisory purposes for all Tribal interests.

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

4) The developer/permit holder shall not be required to further pursue any agreement for tribal monitoring if after 60 days the developer/permit holder, through demonstrable good faith effort, has not been unable to secure said agreement from the tribe(s). A good faith effort shall consist of no less than 3 written attempts, from the developer/permit holder to the tribe(s), to secure the required tribal monitoring agreement and all associated e-mail and telephone contact attempts. Formal written record of all contact attempts, including any correspondence received from the tribe(s), by the developer/permit holder shall be submitted to the County Archaeologist for review and file. Tribal monitoring will not be required in the event that agreements cannot be made and reasonable effort has been afforded. Further, disposition of any discovered Native American artifacts will be at the discretion of the property owner should agreements not be made.

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

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

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. 12 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 13 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

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 10.58 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 22

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. 23

MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 25

MAP - SLOPE STABILTY RPRT

RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - SLOPE STABILTY RPRT (cont.) RECOMMND

geotechnical report for the project site.

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 778, and Change of Zone No. 7270 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27 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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 3 MAP-STORM DRAIN REMOVAL LOT 1 RECOMMND

Prior to issuance of a building permit for lot 1, the applicant/owner shall provide documentation from a registered civil engineer and/or soils engineer indicating the 48 inch storm drain traversing lot 1 has been removed and back filled in accordance with the requirements set forth in the County of Riverside Technical Guidelines for Review of Geotechnical and Geologic Reports.

FIRE DEPARTMENT

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

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

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP- CONSTRUCT STORM DRAIN RECOMMND

This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP- LC LANDSCAPE SECURITIES RECOMMND

If HOA or comon areas on on this tract, then the folling applies:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 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. 11 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

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

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 14 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. 17 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually. A Model Home Complex application is not required if each home is to be custom.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 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. 19 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.

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

The plot plan shall contain the following elements:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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

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

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

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

80.PLANNING. 20

MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

All walls shall be in accordance with approved EXHIBIT W.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.)

RECOMMND

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities.

c. Inspection of the WQMP treatment control BMPs.

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP- CONSTRUCT STORM DRAIN RECOMMND

This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 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.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Paleontology Monitoring report. this report shall be certified by a professionally qualified paleontologist listed on the County's list of Paleontology Consultants.

90.PLANNING. 3 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 4 MAP- LC LANDSCAPE INSPECT DEP 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 the Pre-Installation, the Installation inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

TRACT MAP Tract #: TR33248

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP- LC COMPLY W/ LAND & 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.

90.PLANNING. 6 MAP- LC LANDSCAPE INSPECT REQ

RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 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. Paid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 30 or 132.

90.PLANNING. 10 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 11 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved EXHBIT W.

90.PLANNING. 12 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.58 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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - SKR FEE CONDITION (cont.) RECOMMND

appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 18 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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.
- 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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

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

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 LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 4 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. 5 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and

09/26/12
07:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - GRAFFITI ABATEMENT (cont.) RECOMMND

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. 6 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 7 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

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

DATE: December 20, 2005

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Building & Safety (Grading)
Co. Geologist
Environmental Programs Department
P.D. Trails Coordinator – J. Jolliffe
EDA
Commissioner Snell
Supervisor Tavaglione
Regional Parks & Open Space District
Co. Sheriff's Dept.
Co. Waste Management Dept.
CSA #152

City of Corona
Riverside Transit Agency
Alvord Unified School District
Western Municipal Water District
Southern Ca. Edison Co.
Southern Ca. Gas Co.
CA Dept. of Fish and Game
SBC
US Fish and Wildlife Service
US Postal Service
Pechanga Band of Indians
Greater Lake Matthews Area Association
Caltrans #8
Santa Ana Regional WQCB

TENTATIVE TRACT MAP NO. 33248 - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - REQUEST: Tract Map No. 33248 proposes a Schedule B subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 sq ft - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on January 12, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at **(951) 955-5133**

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: April 3, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

GENERAL PLAN AMENDMENT NO. 778; CHANGE OF ZONE NO. 07270; TENTATIVE TRACT MAP NO. 33248 AMENDED NO. 1 - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture - 2 acre minimum (R-A-2) - **REQUEST:** General Plan Amendment No. 778 proposes to amend the current Land Use Designation from Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) to Community Development Medium Density Residential (CD: MDR) (2-5 du/ac). Change of Zone No. 07270 proposes to change the current zoning designation from Residential Agriculture - 2 acre minimum (R-A-2) to One Family Dwellings (10,000 square foot minimum) (R-1-10000). Tract Map No. 33248 proposes a Schedule A subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 square feet. - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at jphithay@RCTLMA.org / **MAILSTOP #: 1070**

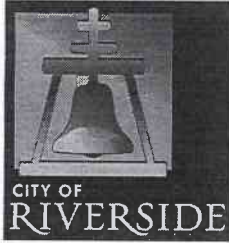
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Public Works
Department

August 4, 2008

Tesfu Tadesse
Senior Engineering Technician
County of Riverside, Transportation Department
P.O. Box 1090
Riverside CA 92502

RE: Tentative Tract 33248 Indiana Ave Excess R/W

Mr. Tadesse:

In regards to the excess rights of way for Indiana Ave the City has no objection to the vacation and abandonment of the portion of the old 100 foot Street R/W as shown on the Tentative Tract Map. We recommend that the developer process a Street and Highway vacation or abandonment in accordance with your office's procedures.

The document which conveyed the Street Right of Way was recorded July 7, 1893 and filed in Book 3, Page 115 of Deeds, records of Riverside County. It is the City's opinion that upon the finalization of the City of Riverside boundaries that all Rights of Ways outside the City Limits are under the purview of the County of Riverside.

The City of Riverside by document recorded December 09, 2004 as Instrument No. 2004-0977166 has conveyed to the developer all right, title and interest in the canal R/W abutting and/or passing through the subject property and lying adjacent to the subject street right of way.

If you have any questions please call. I can be reached at 951-826-5347.

Sincerely,

Mark Brown
City Surveyor

cc. Adkan Engineering – Mr. Gary Akers

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Elias Alfata – Engineer/Representative: Adkan - Second/Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - **REQUEST:** The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The **Change of Zone** proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural-Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
DECEMBER 19, 2012
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/8/2012,

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

APN (s) or case numbers TR 33248 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

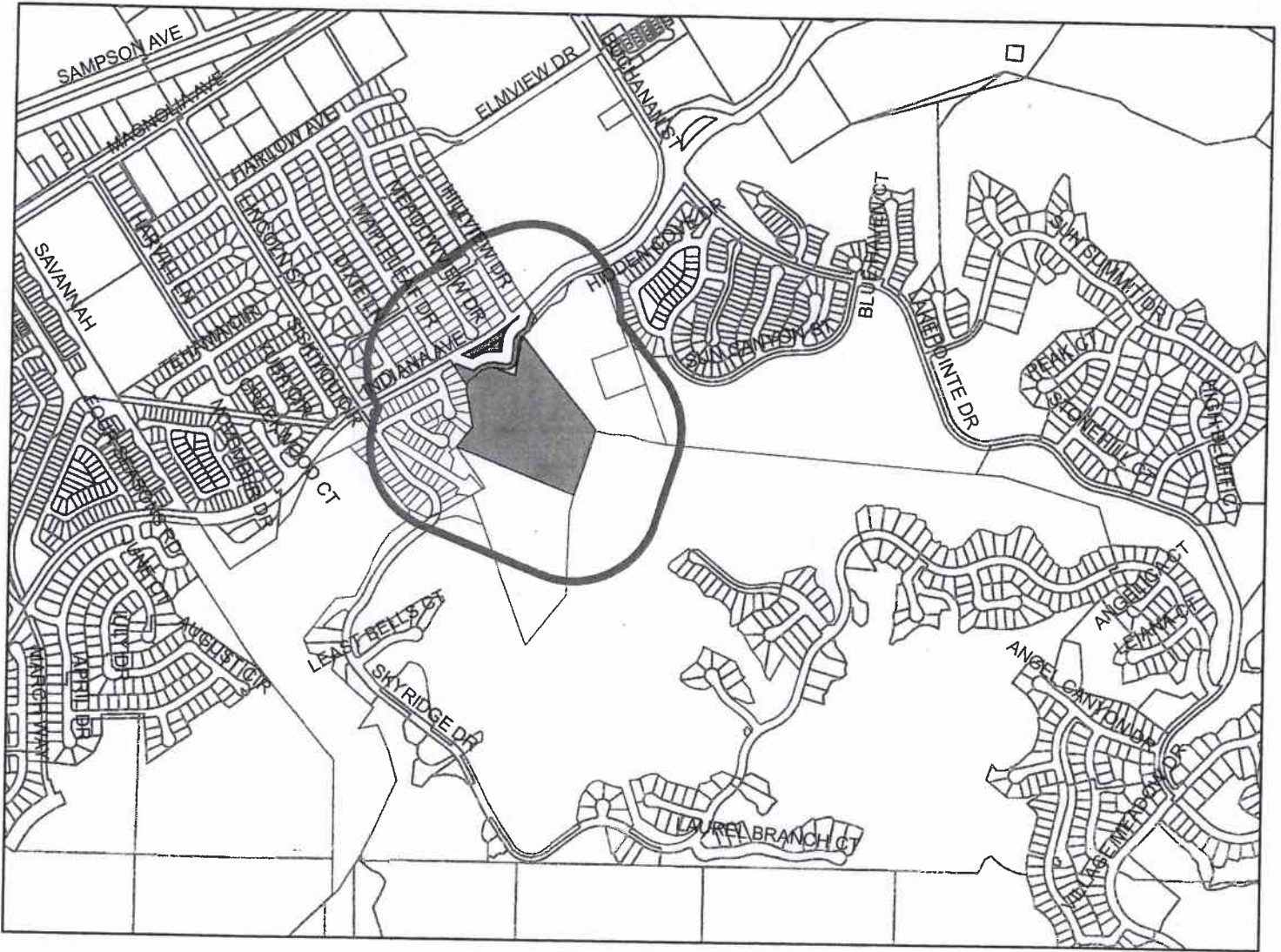
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*deducted by - MS
cyp 3/18/12*

TR33248 (600 feet buffer)



Selected Parcels

135-202-015	135-202-011	135-412-009	135-202-017	135-203-002	135-412-012	135-203-001	135-202-009	135-202-026	135-412-003
135-412-015	135-451-018	135-451-013	135-202-014	135-412-016	135-202-039	135-412-027	135-210-009	135-413-013	135-202-006
135-411-007	135-194-001	135-202-027	135-202-010	135-412-032	135-202-025	135-202-034	135-411-003	135-412-020	135-201-006
135-411-001	135-413-009	135-202-029	135-192-010	135-412-033	135-202-031	135-412-010	135-413-002	135-412-007	135-412-037
135-590-005	135-411-002	135-412-031	135-203-004	135-412-018	135-202-012	135-413-003	135-202-019	135-202-002	135-412-035
135-412-028	135-413-007	135-412-029	135-203-005	135-413-010	135-411-004	135-195-011	135-202-008	135-451-011	135-412-034
135-201-005	135-202-016	135-194-004	135-202-005	135-411-005	135-202-022	135-203-007	135-413-008	135-202-013	135-202-032
135-451-010	135-195-012	135-412-017	135-202-018	135-202-035	135-412-019	135-412-001	135-412-013	135-412-011	135-195-013
135-202-020	135-412-023	135-202-036	135-196-011	135-413-006	135-451-023	135-550-006	135-590-002	135-412-002	135-192-011

at 90 parcels shown



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

ASMT: 135192010, APN: 135192010
SANDRA JIMENEZ, ETAL
3499 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135194007, APN: 135194007
ANITA CONTRERAS, ETAL
3506 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135192011, APN: 135192011
LARRY POWER
3498 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135195010, APN: 135195010
THOMAS WALL, ETAL
3515 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135192012, APN: 135192012
RAFAEL MEDINA
3516 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135195011, APN: 135195011
KATHRYN SWINDELL, ETAL
176 S CAMBRIDGE ST
ORANGE CA 92866

ASMT: 135194001, APN: 135194001
DANIEL PARROTT
3497 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135195012, APN: 135195012
JOSEPH BETANCOURT
3506 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135194002, APN: 135194002
STEPHEN GARCIA
3515 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135195013, APN: 135195013
JULIO MORAZAN
3516 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135194004, APN: 135194004
DONNA LYONS, ETAL
12580 FAIROAKS LN
RIVERSIDE, CA. 92503

ASMT: 135196010, APN: 135196010
ANITA MCKELROY, ETAL
3515 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135194006, APN: 135194006
ROSY JAVIER
3516 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135196011, APN: 135196011
TONYA OMARRA, ETAL
3505 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135201003, APN: 135201003
SALLY TALLEY
12660 ASHLAND PL
RIVERSIDE, CA. 92503

ASMT: 135202001, APN: 135202001
SANTIAGO TEJEDA
3421 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135201004, APN: 135201004
CARLOS SANCHEZ, ETAL
12661 CEDARWOOD CIR
RIVERSIDE, CA. 92503

ASMT: 135202002, APN: 135202002
HOYT STATHAM
6200 BOX SPRINGS BLV NO C
RIVERSIDE CA 92507

ASMT: 135201005, APN: 135201005
JESSE KENNEDY
12671 CEDARWOOD CIR
RIVERSIDE, CA. 92503

ASMT: 135202003, APN: 135202003
DEBORAH ALEXANDER, ETAL
3441 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135201006, APN: 135201006
MARIA SANCHEZ, ETAL
12681 CEDARWOOD CIR
RIVERSIDE, CA. 92503

ASMT: 135202004, APN: 135202004
ANTHONY CALISTRO, ETAL
3451 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135201008, APN: 135201008
NANCY BLAIR
12680 CEDARWOOD CIR
RIVERSIDE, CA. 92503

ASMT: 135202005, APN: 135202005
VIET TRAN, ETAL
4319 GARDENWOOD LN
RIVERSIDE CA 92505

ASMT: 135201009, APN: 135201009
PATTI AMEZCUA, ETAL
12670 CEDARWOOD CIR
RIVERSIDE, CA. 92503

ASMT: 135202006, APN: 135202006
CRAIG SIEMS
3471 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135201010, APN: 135201010
BEBA YOUSSEF, ETAL
12660 CEDARWOOD CIR
RIVERSIDE, CA. 92503

ASMT: 135202007, APN: 135202007
ROBERT SANCHEZ, ETAL
3470 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202008, APN: 135202008
JAVIER VALENZUELA
3460 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202015, APN: 135202015
CAROLYN PRIVIA, ETAL
3441 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202009, APN: 135202009
MARTHA PEREZ, ETAL
3450 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202016, APN: 135202016
REBECA JURADO, ETAL
3451 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202010, APN: 135202010
MARGARET SPRY, ETAL
3440 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202017, APN: 135202017
ROSALY ALMANZA, ETAL
3461 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202011, APN: 135202011
ROSA MORALES, ETAL
3430 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202018, APN: 135202018
ROSA FLORES, ETAL
3471 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202012, APN: 135202012
CHRISTINE SAVAGE, ETAL
C/O CHRISTINE SAVAGE
3420 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202019, APN: 135202019
EUGENIA ESPINOZA, ETAL
3481 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202013, APN: 135202013
ANA CANCHOLA, ETAL
3421 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202020, APN: 135202020
SAMIA MEKHAIL, ETAL
3490 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202014, APN: 135202014
JULIE LAO, ETAL
C/O JULIE LAO
3431 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135202021, APN: 135202021
FRANCES SALCIDO, ETAL
3470 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202022, APN: 135202022
MARIA CAMACHO, ETAL
3456 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202029, APN: 135202029
SANTOS TAMPA, ETAL
3435 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202023, APN: 135202023
NANCY YAMANO, ETAL
3446 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202030, APN: 135202030
LETITIA RONAN
3445 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202024, APN: 135202024
SHARON ALDRICH, ETAL
3436 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202031, APN: 135202031
EVELYN HART, ETAL
3455 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202025, APN: 135202025
HEATHER ZIRWAS, ETAL
17889 ORANGEWOOD LN
RIVERSIDE CA 92503

ASMT: 135202032, APN: 135202032
GUADALUPE GALINDO, ETAL
12550 SANDSTONE LN
RIVERSIDE, CA. 92503

ASMT: 135202026, APN: 135202026
AURIOL STEEL
3416 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202033, APN: 135202033
MARGARITA PEREZ, ETAL
12540 SANDSTONE LN
RIVERSIDE, CA. 92503

ASMT: 135202027, APN: 135202027
DOLORES GALINDO, ETAL
3415 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202034, APN: 135202034
EMMA RUIZ
12520 SANDSTONE LN
RIVERSIDE, CA. 92503

ASMT: 135202028, APN: 135202028
MONICA LOZANO, ETAL
3425 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202035, APN: 135202035
JUAN GARCIA, ETAL
3456 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202036, APN: 135202036
SHARON MORGAN, ETAL
3446 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135203004, APN: 135203004
CARRIE MUMMERT, ETAL
3451 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202037, APN: 135202037
MARCELINA PERALTA
3436 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135203005, APN: 135203005
JESUS PEREZ, ETAL
3461 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202038, APN: 135202038
DENISE LABRADOR, ETAL
3426 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135203006, APN: 135203006
LORAIN CARTER
3471 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135202039, APN: 135202039
CELIA HERNANDEZ
3416 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135203007, APN: 135203007
JORGE GARCIA
3491 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135203001, APN: 135203001
SHARON JACKSON, ETAL
3421 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135204006, APN: 135204006
SALAH RAHIMI
P O BOX 212
ONTARIO CA 91764

ASMT: 135203002, APN: 135203002
ANTIGONA LUJAN, ETAL
3431 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135210009, APN: 135210009
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 135203003, APN: 135203003
FELICIA ORNELAS, ETAL
C/O ALICIA ORNELAS
1241 SUNCREST DR
CORONA CA 92882

ASMT: 135210010, APN: 135210010
REDLANDS SECURITY CO
P O BOX 830
REDLANDS CA 92373

ASMT: 135280001, APN: 135280001
MONA SAGHBINI
1033 RANCHO VALENCIA DR
RIVERSIDE CA 92508

ASMT: 135411005, APN: 135411005
ZENAIDA CHIONG, ETAL
12655 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135280035, APN: 135280035
ZELLNER LAKE HILLS LP
2910 REDHILL AVE
COSTA MESA CA 92626

ASMT: 135411006, APN: 135411006
VIRGINIA SANCHEZ, ETAL
12645 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135280039, APN: 135280039
LIGHTHOUSE ASSEMBLY OF GOD
12500 INDIANA AVE
RIVERSIDE CA 92503

ASMT: 135411007, APN: 135411007
PACITA LEONOR, ETAL
16740 LAKE KNOLL PKWY
RIVERSIDE CA 92503

ASMT: 135411001, APN: 135411001
TERESITA BAUZON, ETAL
12695 RIVERWOOD WAY
RIVERSIDE CA 92503

ASMT: 135411008, APN: 135411008
FIDELIA FELIX, ETAL
12625 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135411002, APN: 135411002
GLORIA TAPIA
13058 SYCAMORE VILLAGE DR
NORWALK CA 90650

ASMT: 135411009, APN: 135411009
SAM ATH NHONG, ETAL
PO BOX 122
HATFIELD PA 19440

ASMT: 135411003, APN: 135411003
ERIK BLANKENBEKER
12675 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135411010, APN: 135411010
MARYANN YABES, ETAL
12605 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135411004, APN: 135411004
JAMES MALDONADO
12665 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135412001, APN: 135412001
MARIA LOPEZ, ETAL
3395 GRAYWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412002, APN: 135412002
BARBARA LU, ETAL
6962 HARVEST LN
RIVERSIDE CA 92506

ASMT: 135412009, APN: 135412009
EDUARDO REYES, ETAL
SME
12614 RIVERWOOD WAY
RIVERSIDE, CA. 92505

ASMT: 135412003, APN: 135412003
RAVINDER KHEHRA, ETAL
3387 GRAYWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412010, APN: 135412010
GERALD DESANTIS
12624 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135412004, APN: 135412004
BALRAJ KHEHRA, ETAL
3383 GRAYWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412011, APN: 135412011
JUANITA JOHNSON
12634 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135412005, APN: 135412005
RANDALL BORDNER
27186 MARISCAL LN
MISSION VIEJO CA 92691

ASMT: 135412012, APN: 135412012
ARNALDO MARTINS, ETAL
12644 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135412006, APN: 135412006
LISA BASSANOO
3375 GRAYWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412013, APN: 135412013
JUAN VEGA
3377 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412007, APN: 135412007
NORMA LOPEZ, ETAL
3802 S ALDERS ST
SANTA ANA CA 92707

ASMT: 135412014, APN: 135412014
ANISA BICKIYA, ETAL
3369 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412008, APN: 135412008
LOLITA ANDERSON
3367 GRAYWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412015, APN: 135412015
BARINDER KALKAT
3365 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412016, APN: 135412016
MAYRA RODRIGUEZ, ETAL
3361 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412023, APN: 135412023
VELA DANIEL, ETAL
3382 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412017, APN: 135412017
DEBORAH PIERCE, ETAL
719 S HIDDEN CREEK
ANAHEIM HILLS CA 92808

ASMT: 135412024, APN: 135412024
MARIA CARDENAS, ETAL
12676 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135412018, APN: 135412018
GUILLERMO ORELLANA
3362 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412025, APN: 135412025
YOLANDA MARTINEZ
12686 RIVERWOOD WAY
RIVERSIDE, CA. 92503

ASMT: 135412019, APN: 135412019
JUAN GONZALEZ
3366 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412026, APN: 135412026
MAGNOLIA HILLS RIVERSIDE HOMEOWNERS ,
C/O VAN DAELE DEV CORP
2900 ADAMS ST NO C25
RIVERSIDE CA 92504

ASMT: 135412020, APN: 135412020
EVA VILLANUEVA, ETAL
3370 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412027, APN: 135412027
CHERYL MILLSAP
3371 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135412021, APN: 135412021
SYED RAZA
3374 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412029, APN: 135412029
TUYET NGUYEN, ETAL
3359 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135412022, APN: 135412022
FRANCISCA PEREZ, ETAL
3378 HOLLOWOOD CT
RIVERSIDE, CA. 92503

ASMT: 135412030, APN: 135412030
SUZANNE BARTH, ETAL
3355 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135412031, APN: 135412031
MAUREEN MARTIN, ETAL
22721 SANDALWOOD
MISSION VIEJO CA 92692

ASMT: 135413002, APN: 135413002
DOLORES CERVANTES, ETAL
3348 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135412032, APN: 135412032
NANCY STANFORD, ETAL
3347 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135413003, APN: 135413003
KATHY LEE, ETAL
3352 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135412033, APN: 135412033
FRANK COLLINS
3345 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135413004, APN: 135413004
RICHARD BLOCK
328 ROBINSON DR
TUSTIN CA 92782

ASMT: 135412034, APN: 135412034
ROSA GOSSLING, ETAL
3341 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135413005, APN: 135413005
SURINDER SHARMA, ETAL
3360 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135412035, APN: 135412035
JENNIFER BROWN, ETAL
3339 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135413006, APN: 135413006
KAVITA GOSSAIN, ETAL
730 COUNTRY ROSE CT
CORONA CA 92882

ASMT: 135412036, APN: 135412036
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 135413007, APN: 135413007
MARIA BASURTO, ETAL
3368 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135413001, APN: 135413001
MARGARITA PALAFOX, ETAL
13057 APRIL DR
RIVERSIDE CA 92503

ASMT: 135413008, APN: 135413008
JORGE NAVA
3372 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135413009, APN: 135413009
NIDIA LANDAVERDE, ETAL
3376 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135451011, APN: 135451011
JERRY FAUST
17289 MARIPOSA AVE
RIVERSIDE CA 92504

ASMT: 135413010, APN: 135413010
JODY HAUGHT, ETAL
3380 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135451012, APN: 135451012
MYRNA TAPIA, ETAL
12348 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135413011, APN: 135413011
JOE VICK, ETAL
C/O JOHN WALKER
15625 TERRACE VIEW CT
RIVERSIDE CA 92504

ASMT: 135451013, APN: 135451013
BRANDY PYEATT
12340 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135413012, APN: 135413012
CELIA CAMACHO, ETAL
3388 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135451014, APN: 135451014
ROBYN SHAW
12332 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135413013, APN: 135413013
CONSTANCE GRAHAM
3392 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135451017, APN: 135451017
RAVISANKAR NARAYANAN
12308 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135422002, APN: 135422002
MAGNOLIA HILLS RIVERSIDE HOMEOWNERS ,
2900 ADAMS STE C25
RIVERSIDE CA 92504

ASMT: 135451018, APN: 135451018
PATRICIA ALMENDAREZ, ETAL
12300 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135451010, APN: 135451010
JOSE LANDEROS, ETAL
C/O JOSE LUIS TRUJILLO
12364 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135451019, APN: 135451019
LEONARD CHING
12292 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135451020, APN: 135451020
PATRICIA BRAUER, ETAL
12284 SANDY CREEK DR
RIVERSIDE, CA. 92503

ASMT: 135550005, APN: 135550005
LETICIA PATINO, ETAL
3327 LINCOLN ST
RIVERSIDE, CA. 92503

ASMT: 135590002, APN: 135590002
LAKE HILLS RESERVE HOMEOWNERS ASSN
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587

ASMT: 135590005, APN: 135590005
MARIA LEYVA, ETAL
3067 N PINWOOD
ORANGE CA 92865

ASMT: 135590008, APN: 135590008
LHC RIVERSIDE ASSOC, ETAL
C/O LHC RIVERSIDE
4100 NEWPORT PLACE NO 800
NEWPORT BEACH CA 92660

Alvord Unified School District
10365 Keller Ave.
Riverside, CA 92505-1349

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

**Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882**

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

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

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

USPS - P & DC
P.O. Box 9998
Riverside, CA 92507-9998

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

RTA
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

CDFG
3602 Inland Empire Boulevard
Suite C-220
Ontario, CA 91764

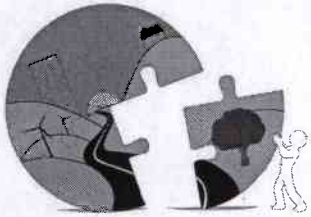
U.S. Fish and Wildlife Service
1849 C Street, NW
Washington, DC 20240

Santa Ana Regional Water Quality Control
Board
3737 Main Street, Suite 500
Riverside, CA 92501-3348

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

Elias Alfata
1033 Rancho Valencia Dr.
Riverside 92508

Charissa Leach
6879 Airport Drive
Riverside, CA 92504



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270,
TENTATIVE TRACT MAP NO. 33248 EA40396

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: Matt Straite Title: Project Planner Date: _____

Applicant/Project Sponsor: Elias Alfata Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street 12th Floor Riverside CA92510-3634

For additional information, please contact Matt Straite at mstraite@rctlma.org.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\TR33248\PC BOS\PC\GPA778 CZ7270 TR33248 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA40396 ZCFG3846

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Elias Alfata
Project Applicant

6626 Wilding Place Riverside CA 92506
Address

South of Indiana Avenue, east of Lincoln Street in the Home Gardens Community of unincorporated Riverside County
Project Location

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) (the project site features Rural: Rural Mountainous; no change is proposed to this designation) Land Used Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space
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 (\$2,156.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\TR33248\PC BOS\IPC\November 7, 2012 did not get heard as labels were wrong\NOD Form.docx

Please charge deposit fee case#: ZEA40396 ZCFG3846 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1300174

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

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

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

Received from: ALFATA ELIAS \$14.00
paid by: CASHCASH
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 08, 2013 11:20
MGARDNER posting date Jan 08, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$14.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1211700

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

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

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

Received from: ALFATA ELIAS \$40.75
paid by: CK 5049
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 27, 2012 16:08
MGARDNER posting date Dec 27, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$40.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1201807

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

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

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

Received from: ALFATA ELIAS \$2,101.50
paid by: VI 08346B
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 02, 2012 13:38
JCMITCHE posting date Aug 02, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0521804

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

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

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

Received from: ALFATA ELIAS \$64.00
paid by: CK 916
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 27, 2005 08:42
MGARDNER posting date Oct 27, 2005

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

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