

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07821 GPA01137 TR35249

### PROPOSED ZONING

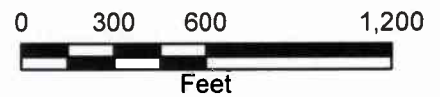
Supervisor Jeffries  
District 1

Date Drawn: 12/04/2014  
Exhibit 3

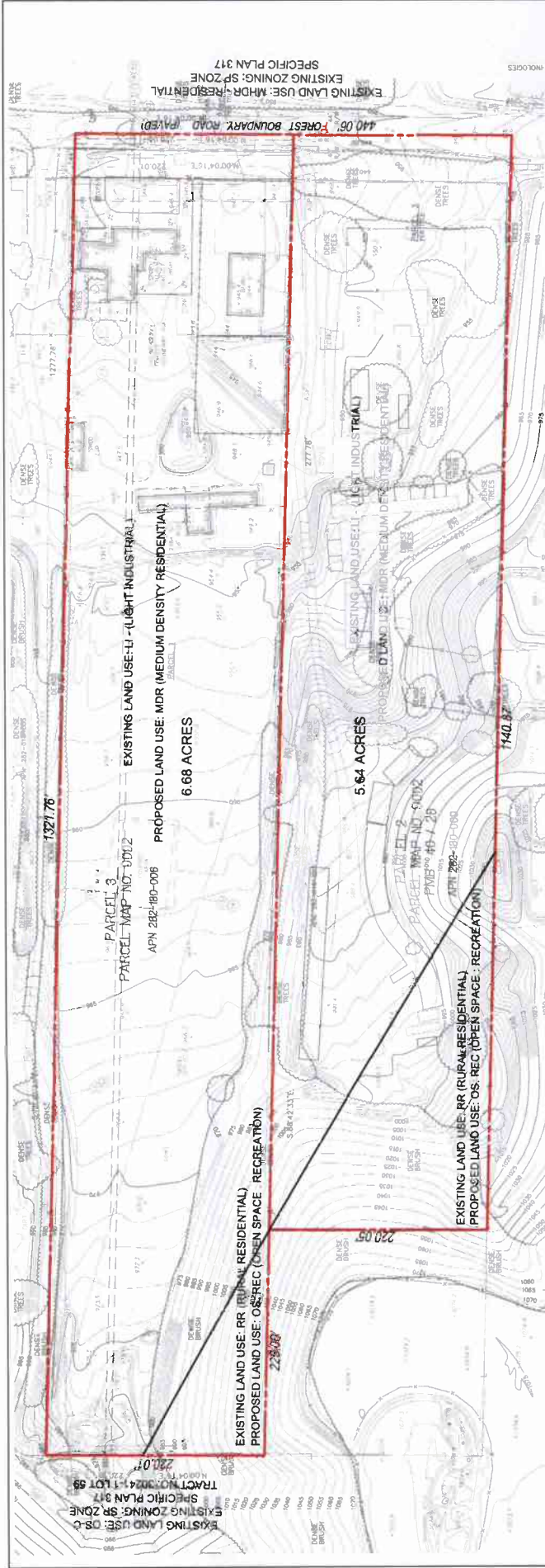


Zoning Area: Glen Ivy

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

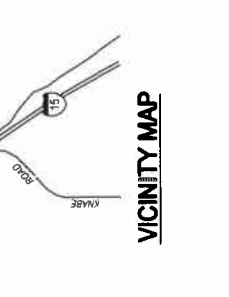
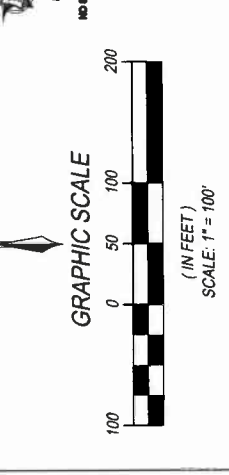


**GENERAL NOTES**

1. APPLICANT: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC  
111 THEORY, SUITE 250  
IRVINE, CA 92617  
PHONE: (949) 463-1329
2. LAND OWNERS: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC  
111 THEORY, SUITE 250  
IRVINE, CA 92617  
PHONE: (949) 463-1329  
AND  
MEL AND SUSAN VANDER MOLEN FAMILY TRUST  
22281 SILVERPOINTE LOOP  
CORONA CALIFORNIA, CA 92883  
PHONE: (949) 463-1329
3. MAP PREPARER: MAYERS AND ASSOCIATES,  
CIVIL ENGINEERING, INC.  
19 SPECTRUM POINTE DRIVE, SUITE 609  
LAKE FOREST, CA 92630  
PHONE: (949) 599-0870 FAX: (949) 599-0880
4. LEGAL DESCRIPTION: PARCEL 3 AND LETTERED LOT C AS SHOWN BY  
PARCEL MAP 9082 ON FILE IN BOOK 40 PAGE 26 OF PARCEL MAPS, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA.  
PARCEL 2 AND LETTERED LOT B AS SHOWN BY PARCEL MAP 9082 ON FILE IN  
BOOK 40 PAGE 26 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA.

**GENERAL NOTES CONT.**

5. EXISTING GENERAL PLAN LI (LIGHT INDUSTRIAL) & RR (RURAL RESIDENTIAL)
  6. AMEND PARCELS 2 AND 3 FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL (2 - 5 DU/AC) & FROM RURAL RESIDENTIAL TO OPEN SPACE RECREATION
  7. PROJECT ACREAGE: 12.3 AC GROSS/NET
  8. ALL EXISTING BUILDINGS ARE TO BE REMOVED.
  9. THOMAS BROS MAP 2005 SAN BERNARDINO AND RIVERSIDE COUNTIES PAGE 804 B-2 C-2.
- ALL PROPERTIES INCLUDED IN THIS SITE PLAN ABOUT A PUBLIC STREET.



**GPA SITE PLAN**  
**TTM 35249**  
**E.A.# XXXXX**

**MAYERS & ASSOCIATES**  
**CIVIL ENGINEERING, Inc.**  
PLANNING - ENGINEERING - SURVEYING  
19 SPECTRUM POINTE DRIVE, SUITE 609  
LAKE FOREST, CA 92630  
PHONE: (949) 599-0870 FAX: (949) 599-0880

DATE: AUGUST 4, 2014







PLAN 2AR

PLAN 1B

PLAN 3C

LAND OWNER:  
**MEL & SUSAN  
 VANDER MOLEN TRUST**  
 22281 Silver Pointe Loop,  
 Corona, CA 92683  
 (949) 463-1329

Job #: 12065  
 Date: Jul 31, 2014

APPLICANT:  
**RANCHO WAY LLC &  
 CENTENNIAL PARK WAY, LLC.**  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329

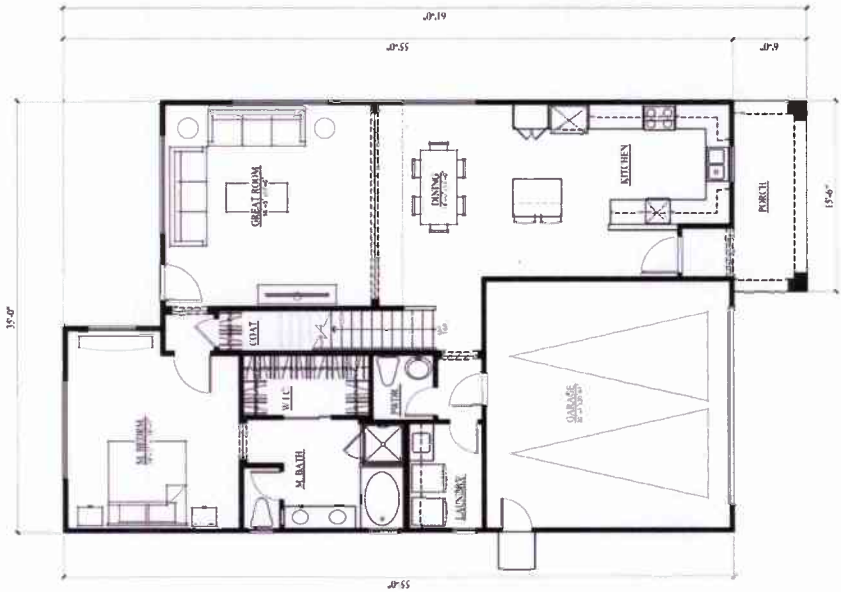


**CONCEPTUAL STREET SCENE**  
**APN'S 282-180-006 & 282-180-009**  
**TTM 35249 RANCHO WAY**  
**COUNTY OF RIVERSIDE, CA**

**KEVIN L. CROOK  
 ARCHITECT  
 INC.**  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587



**CASE #: TR35249 AMD#2**  
**EXHIBIT: B&C (fir plan+bidg elev)**  
**DATED: 12/8/14**  
**PLANNER: P.RULL**



**PLAN 1**  
2,004 SQ. FT.

FIRST FLOOR PLAN

**KEVIN L. CROOK**  
ARCHITECT  
INC.  
1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587



**APPLICANT:**  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 Theory, Suite 259,  
Irvine, CA 92617  
(949) 463-1379

**APN'S 282-180-006 & 282-180-009**  
**TTM 35249 RANCHO WAY**  
**COUNTY OF RIVERSIDE, CA**

**LAND OWNER:**  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-1379  
Job # 12065  
Date: Aug 13, 2014





'A' FRONT ELEVATION



'A' REAR ELEVATION



'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION

**KEVIN L. CROOK ARCHITECT INC.**  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587

**SPANISH "A"**  
**PLAN 1**  
**APN'S 282-180-006 & 282-180-009**  
**TTM 35249 RANCHO WAY**  
**COUNTY OF RIVERSIDE, CA**

**LAND OWNER:**  
 MEL & SUSAN  
 VANDER MOLEN TRUST  
 22281 Silver Pointe Loop,  
 Corona, CA 92883  
 (949) 463-1265  
 Date: Aug 13, 2014

**APPLICANT:**  
 RANCHO WAY LLC &  
 CENTENNIAL PARK WAY, LLC,  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329





'A' FRONT ELEVATION



'A' REAR ELEVATION



'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION

LAND OWNER:  
 VIEL & SUSAN  
 VANDER MOLEN TRUST  
 22281 Silver Pointe Loop,  
 Corona, CA 92883  
 (949) 463-1329  
 Job # 12065  
 Date: Aug 13, 2014

APPLICANT:  
 RANCHO WAY LLC &  
 CENTENNIAL PARK WAY, LLC,  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329



SPANISH "A" ENHANCED  
 PLAN 1

APN'S 282-180-006 & 282-180-009  
 TTM 35249 RANCHO WAY  
 COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK  
 ARCHITECT  
 INC.  
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 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587

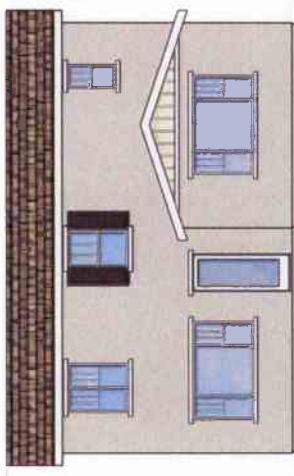
BLK: 1607

24'-9 1/2"

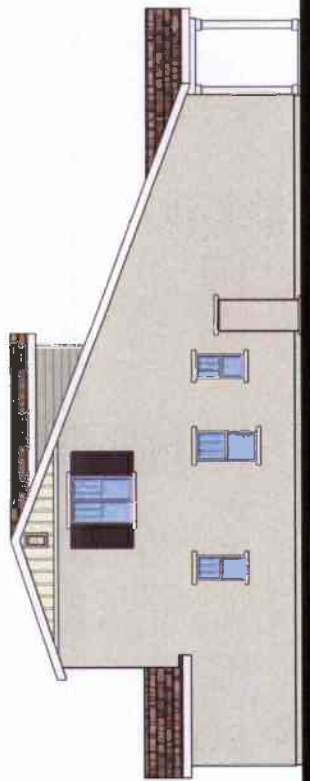




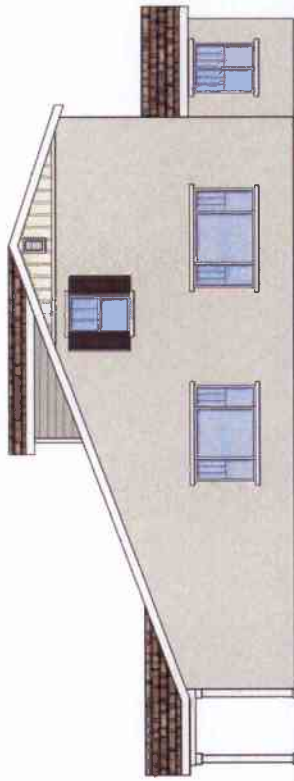
'B' FRONT ELEVATION



'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

BLDG. HGT.  
24.9'±

**COUNTRY "B"**  
**PLAN 1**

**APN'S 282-180-006 & 282-180-009**  
**TTM 35249 RANCHO WAY**  
**COUNTY OF RIVERSIDE, CA**

**LAND OWNER:**  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-1329

Job #: 12065  
Date: Aug 13, 2014

**APPLICANT:**  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 Theory, Suite 250,  
Irvine, CA 92617  
(949) 463-1329

1" = 8'-0"

**KEVIN L. CROOK**  
**ARCHITECT**  
**INC.**  
1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587



'B' FRONT ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION



'B' REAR ELEVATION

BLDG. HGT.  
24.9'

**COUNTRY "B" ENHANCED  
PLAN 1**

**APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA**

**LAND OWNER:**  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Palms Loop,  
Corona, CA 92883  
(949) 463-1329

**APPLICANT:**  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 T. Berry, Suite 256,  
Irvine, CA 92617  
(949) 463-1329

Job #: 12065  
Date: Aug 13, 2014

Scale: 1/8" = 1'-0"

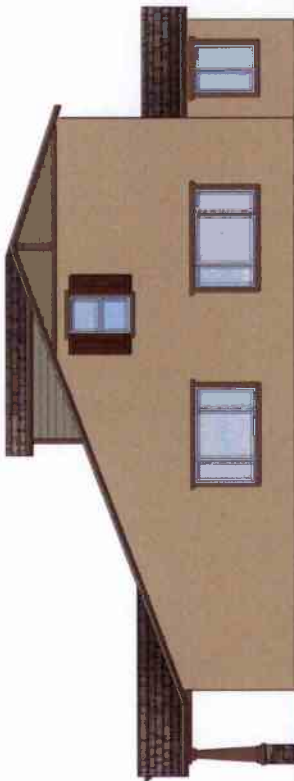
**KEVIN L. CROOK  
ARCHITECT  
INC.**  
© 2014 Kevin L. Crook  
1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587



'B' FRONT ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION



'B' REAR ELEVATION

BLDG. HGT.

24'-9"

**CRAFTSMAN "C"  
PLAN 1**

**APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA**

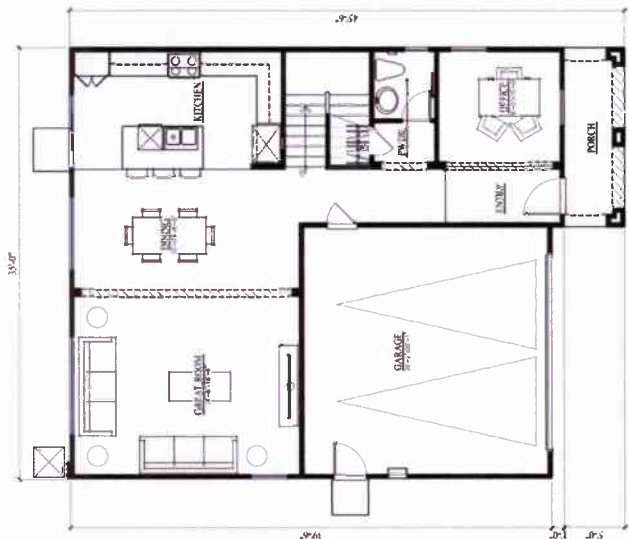
**LAND OWNER:**  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-1329

**APPLICANT:**  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 Theory, Suite 250,  
Irvine, CA 92617  
(949) 463-1329

Job #: 12065  
Date: Aug 18, 2014  
Rev: 08/18/14

0 2 4 6 8 12

**KEVIN L. CROOK ARCHITECT INC.**  
1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587



FIRST FLOOR PLAN

PLAN 2  
2113 S.F.



SECOND FLOOR PLAN

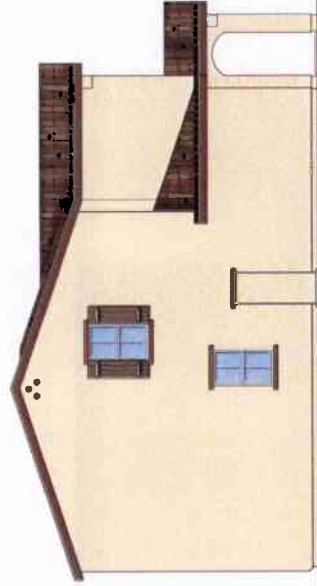
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RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 Theory, Suite 250,  
Irvine, CA 92617  
(949) 463-1329

LAND OWNER:  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Foiate Loop,  
Corona, CA 92883  
(949) 463-1329  
Job #: 12065  
Date: Dec 08, 2014  
PLOT 106, DEC 08, 2014

APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK  
136-00000000000000000000  
Suite 110, Irvine CA 92618  
(949) 666-1587





'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION



'A' FRONT ELEVATION



'A' REAR ELEVATION

BUILD. HGT.  
24'-9"

**SPANISH "A"  
PLAN 2**

**APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA**

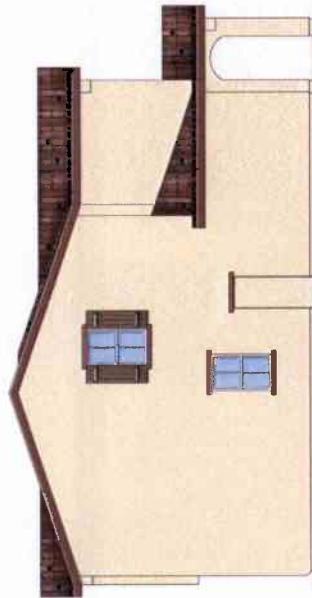
LAND OWNER:  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-1329

Job #: 12065  
Date: Dec 05, 2014



APPLICANT:  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 Theory, Suite 250,  
Irvine, CA 92617  
(949) 463-1329

KEVIN L. CROOK  
ARCHITECT  
INC.  
1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587



'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION

LAND OWNER:  
 MEL & SUSAN  
 VANDER MOLEN TRUST  
 22281 Silver Pointe Loop,  
 Corona, CA 92883  
 (949) 463-1329

Job #: 12065  
 Date: Dec. 05, 2014  
 Per. Date: Dec. 05, 2014

APPLICANT:  
 RANCHO WAY LLC &  
 CENTENNIAL PARK WAY, LLC,  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329



'A' REAR ELEVATION

BLDG HGT  
 24'-9"

SPANISH "A" ENHANCED  
 PLAN 2  
 APN'S 282-180-006 & 282-180-009  
 TTM 35249 RANCHO WAY  
 COUNTY OF RIVERSIDE, CA

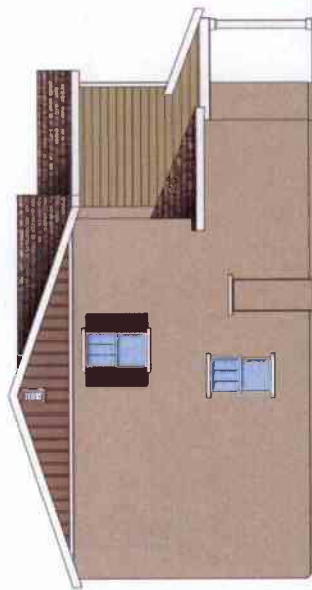
KEVIN L. CROOK  
 ARCHITECT  
 c/o COMPANY, INC.  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587



'B' FRONT ELEVATION



'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

LAND OWNER:  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-1329

APPLICANT:  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC.  
111 Theory, Suite 250,  
Irvine, CA 92617  
(949) 463-1329

'B' RIGHT SIDE ELEVATION

COUNTRY "B"  
PLAN 2

APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK  
ARCHITECT  
INC.  
1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587

DATE: 12/26/14  
PROJECT: 05\_2014  
SHEET: 05 OF 20



24'-9"±

18'-0" HGT



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

APPLICANT:  
 RANCHO WAY LLC &  
 CENTENNIAL PARK WAY, LLC,  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329

LAND OWNER:  
 MEL & SUSAN  
 VANDER MOLEN TRUST  
 22281 Silver Pointe Loop,  
 Corona, CA 92883  
 (949) 463-1329

Job #: 12065  
 Date: Dec. 05, 2014  
 Plot Date: Dec. 05, 2014



'B' REAR ELEVATION

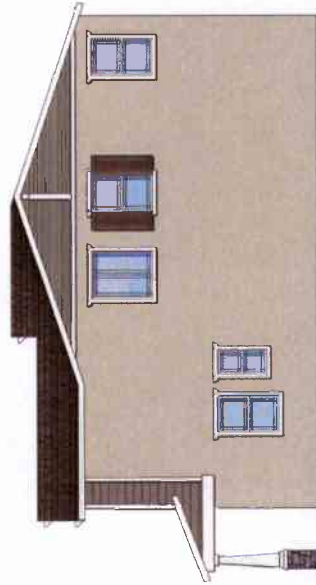
COUNTRY "B" ENHANCED  
 PLAN 2  
 APN'S 282-180-006 & 282-180-009  
 TTM 35249 RANCHO WAY  
 COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK  
 ARCHITECT  
 INC.  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587





'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION



'B' FRONT ELEVATION



'B' REAR ELEVATION

24'-9"

BLDG HGT

LAND OWNER:  
MEL & SUSAN  
VANDER MOLE TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-1329

Job #: 12055  
Date: Dec. 05, 2014  
Prof. Exp. Dec. 05, 2014

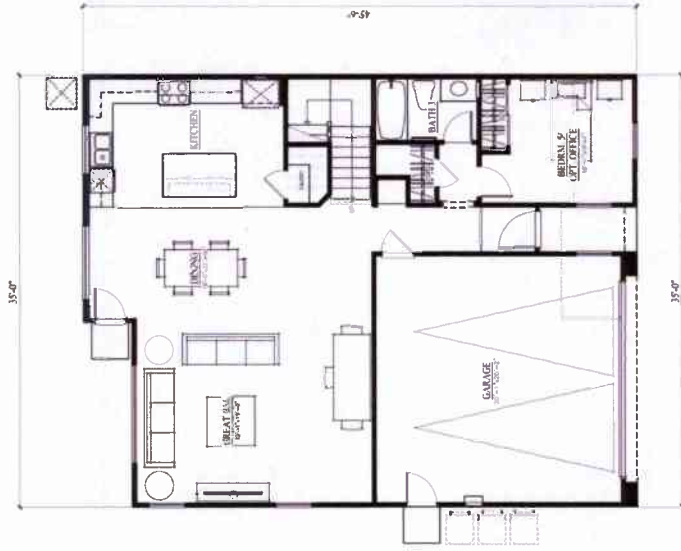


APPLICANT:  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC.  
111 Theory, Suite 250,  
Irvine, CA 92617  
(949) 463-1329

CRAFTSMAN "C"  
PLAN 2

APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK  
ARCHITECT  
INC.  
1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587



FIRST FLOOR PLAN

**KEVIN L. CROOK**  
**ARCHITECT**  
 INC.  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587



SECOND FLOOR PLAN

**APPLICANT:**  
**RANCHO WAY LLC &**  
**CENTENNIAL PARK WAY, LLC.**  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329

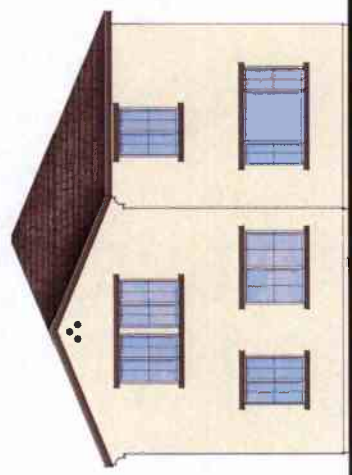
**LAND OWNER:**  
**MEL & SUSAN**  
**VANDER MOLEN TRUST**  
 22281 Silver Pointe Loop,  
 Corona, CA 92883  
 (949) 463-1329  
 Job #: 12065  
 Date: Jul 31, 2014



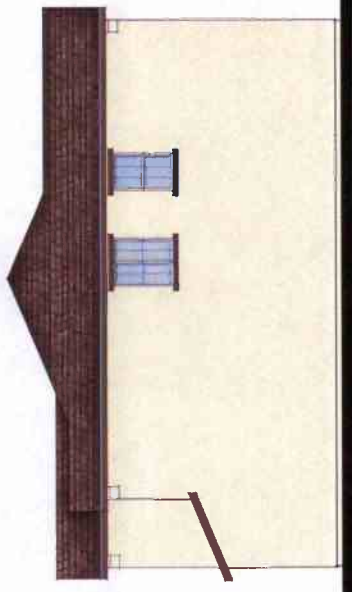
**PLAN 3**  
**2,405 SQ. FT.**  
**APN'S 282-180-006 & 282-180-009**  
**TTM 35249 RANCHO WAY**  
**COUNTY OF RIVERSIDE, CA**



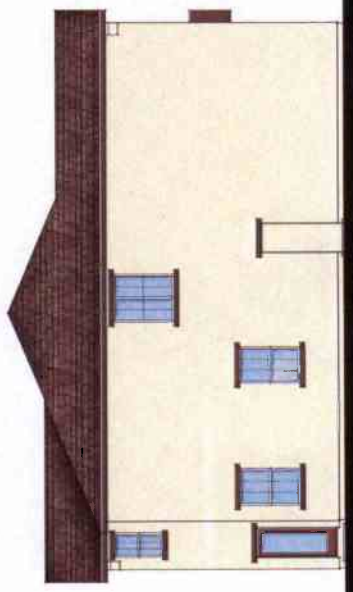
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**KEVIN L. CROOK**  
**ARCHITECT**  
 © Kevin L. Crook  
**INC.**  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587

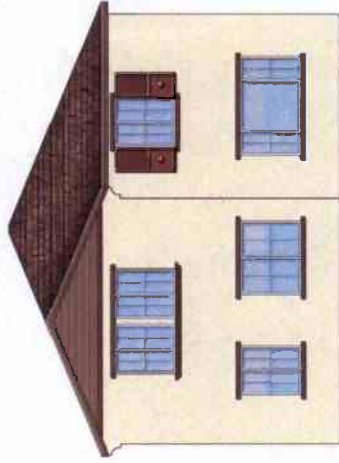
**SPANISH "A"**  
**PLAN 3**  
**APN'S 282-180-006 & 282-180-009**  
**TTM 35249 RANCHO WAY**  
**COUNTY OF RIVERSIDE, CA**

**LAND OWNERS:**  
**NEL & SUSAN**  
**VANDER MOLEN TRUST**  
 22281 Silver Palate Loop,  
 Corona, CA 92883  
 (949) 465-1329  
**Job #:** 12065  
**APPLICANT:**  
**RANCHO WAY LLC &**  
**CENTENNIAL PARK WAY, LLC.**  
 111 Terry, Suite 256,  
 Irvine, CA 92617  
 (949) 463-1329  
**Date:** February 27, 2014

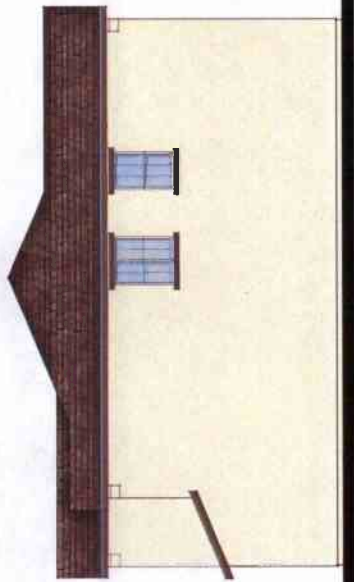




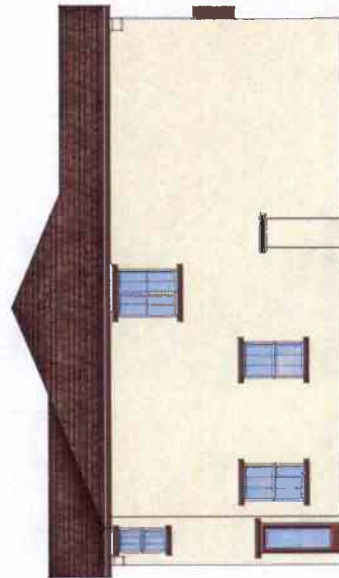
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

LAND OWNER:  
 MEL & SUSAN  
 VANDER MOLEN TRUST  
 22281 Silver Pointe Loop,  
 Corona, CA 92883  
 (949) 465-1329

Job #: 12065 Date: February 27, 2014

APPLICANT:  
 RANCHO WAY LLC &  
 CENTENNIAL PARK WAY, LLC,  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329

SPANISH "A" ENHANCED  
 PLAN 3  
 APN'S 282-180-006 & 282-180-009  
 TTM 35249 RANCHO WAY  
 COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK  
 ARCHITECT  
 INC.  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587



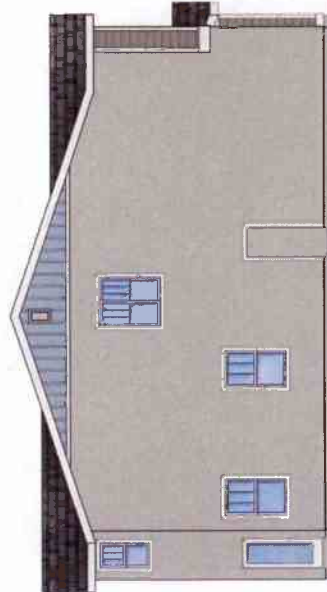
'B' FRONT ELEVATION



'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

LAND OWNER:  
MEL & SUSAN  
VANDER MOLEN TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-1329  
Job #: 12065

APPLICANT:  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 Theory, Suite 236,  
Irvine, CA 92617  
(949) 463-1229

Date: February 27, 2014

COUNTRY "B"  
PLAN 3

APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA

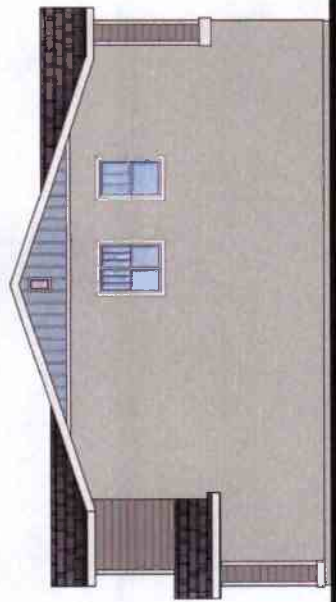
KEVIN L. CROOK  
ARCHITECT  
INC.  
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Suite 110, Irvine CA 92614  
(949) 660-1587



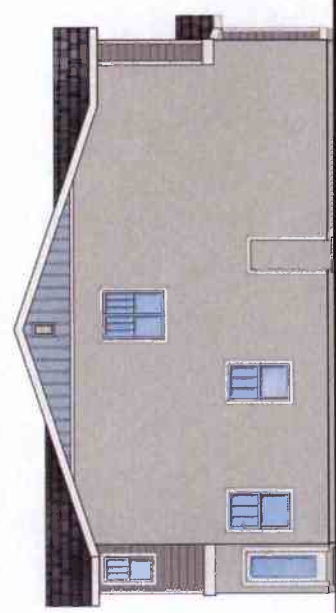
'B' FRONT ELEVATION



'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

**KEVIN L. CROOK**  
**ARCHITECT**  
**INC.**  
 1360 Reynolds Avenue,  
 Suite 110, Irvine CA 92614  
 (949) 660-1587

**COUNTRY "B" ENHANCED**  
**PLAN 3**  
**APN'S 282-180-006 & 282-180-009**  
**TTM 35249 RANCHO WAY**  
**COUNTY OF RIVERSIDE, CA**

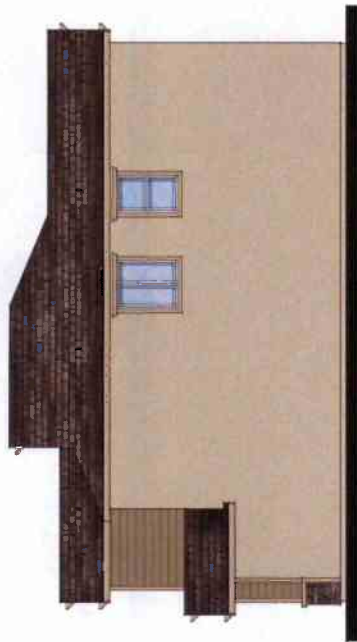
**LAND OWNER:**  
**MEL & SUSAN**  
**VANDER MOLEN TRUST**  
 22281 Silver Pointe Loop,  
 Corona, CA 92883  
 (949) 461-1329

**APPLICANT:**  
**RANCHO WAY LLC &**  
**CENTENNIAL PARK WAY, LLC,**  
 111 Theory, Suite 250,  
 Irvine, CA 92617  
 (949) 463-1329

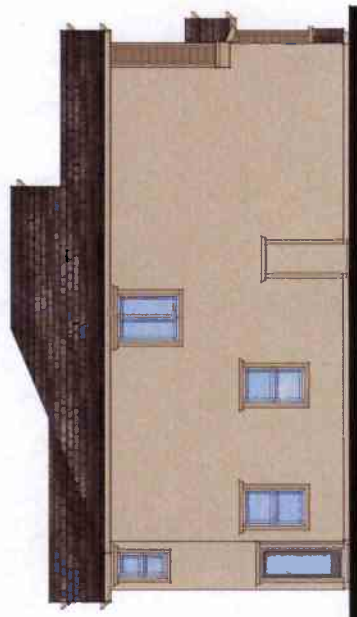
Date: February 27, 2014

Job #: 12065

1 2 3 4 5 6 7 8 9



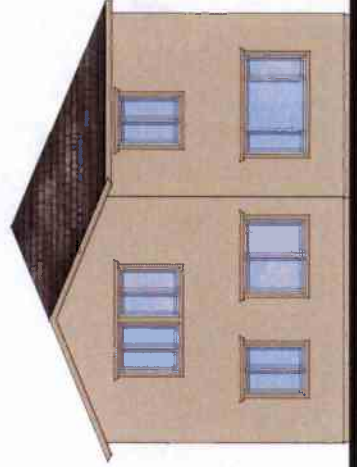
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

LAND OWNER:  
MEL & SUSAN  
VANDERMOLEN TRUST  
22281 Silver Pointe Loop,  
Corona, CA 92883  
(949) 463-3372

Date: February 27, 2014

Job #: 12065

APPLICANT:  
RANCHO WAY LLC &  
CENTENNIAL PARK WAY, LLC,  
111 Theon, Suite 250,  
Irvine, CA 92617  
(949) 463-1330

CRAFTSMAN "C"  
PLAN 3

APN'S 282-180-006 & 282-180-009  
TTM 35249 RANCHO WAY  
COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK  
ARCHITECT  
INC.

1360 Reynolds Avenue,  
Suite 110, Irvine CA 92614  
(949) 660-1587

FIRE NOTES

- THIS PROJECT IS IN COMPLIANCE WITH THE ADOPTED (2011) UFC, DFC AND URC) AND ALL CITY OF RIVERSIDE COUNTY FIRE DEPARTMENT ADOPTED ORDINANCES.
- SPRINKLER FOR AFD 13-D REQUIREMENTS. ALL SPRINKLER SYSTEMS SHALL BE INSTALLED WITH AFD 13-D REQUIREMENTS. ALL SPRINKLER SYSTEMS SHALL BE INSTALLED WITH AFD 13-D REQUIREMENTS. ALL SPRINKLER SYSTEMS SHALL BE INSTALLED WITH AFD 13-D REQUIREMENTS.
- THIS PROJECT MEETS ALL STREET REQUIREMENTS AS SHOWN ON THIS PLAN.
- REQUIREMENTS OF 2" INCH AND 3/4" OUTSIDE DIAMETER PER RIVERSIDE COUNTY REQUIREMENTS. ALL REQUIREMENTS OF 2" INCH AND 3/4" OUTSIDE DIAMETER PER RIVERSIDE COUNTY REQUIREMENTS SHALL BE ENTER PAINTED RED CURBING OF THE LANE SPAN, AS SHOWN ON PLAN.
- ALL FIRE HYDRANTS SHOWN WITHIN THIS PLAN REVIEW ARE PUBLIC.
- DRIVE ACCESS ROADSWAYS SHALL BE MARKED AS A FIRE LANE BEFORE CONSTRUCTION.
- ALL BUILDING ADDRESS NUMBERS SHALL BE SUBMITTED. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELLED WITHOUT NOTICE SHALL BE CONSIDERED AS NO SHOW. ALL INSPECTIONS SHALL BE CONDUCTED WITHIN THE RIVERSIDE COUNTY INSPECTION SCHEDULE AT (201) 920-5000.
- ALL ACCESS ROADS AND WALKWAYS SHALL BE APPROVED BY THE RIVERSIDE COUNTY AND SHALL BE IN PLACE AND OPERATIONAL BEFORE ANY CONSTRUCTION SHALL BE STARTED. ALL ACCESS ROADS AND WALKWAYS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES PER RIVERSIDE COUNTY STANDARDS.
- ALL THE HYDRANTS SHALL HAVE A "TILE REFLECTIVE MARKER" INDICATING THE LOCATION OF THE HYDRANT. THE MARKER SHALL BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER THROUGHOUT THE PROJECT. ALL HYDRANTS SHALL BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER THROUGHOUT THE PROJECT.
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ADDITIONAL NOTES:  
1. CONSTRUCTION PLAN WILL BE SUBMITTED UNDER SEPARATE REVIEW AND APPROVAL.



May 21, 2014  
Planning and Development Services Section  
Riverside County Fire Department  
Subject: Combustible Construction Letter, Forest Boundary, redstone, Riverside County, CA.  
The purpose of this letter is to notify you that Forest Boundary shall install all required fire access roads that meet Riverside County access requirements. The approved plans and shall meet all fire flow requirements, give us any combustible construction materials being utilized for construction.

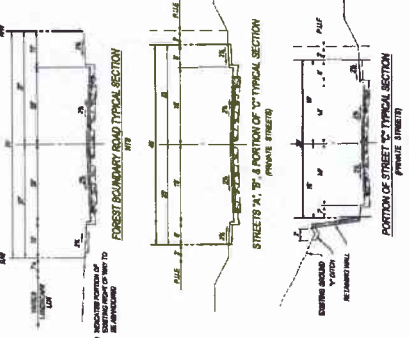
COMBUSTIBLE CONSTRUCTION LETTER



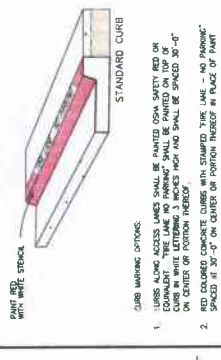
SCALE 1"=20'  
1/8" = 1' - 0"



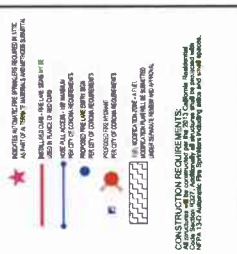
STREET SECTIONS



FIRE LANE CURB MARKING



LEGEND



**CONCEPTUAL PLAN**  
RANCHO WAY, LLC.

TDAC Development  
FEBRUARY 2014



CASE #: TR35249 AMD#2  
EXHIBIT: F (fire plan)  
DATED: 8/14/14  
PLANNER: P.RULL

The Account Review Prepared By:  
**firesafe**  
300 JILL CANNON CT. SUITE 202  
DANA POINT, CA 92629  
(949) 364-8111  
(949) 364-8117 FAX

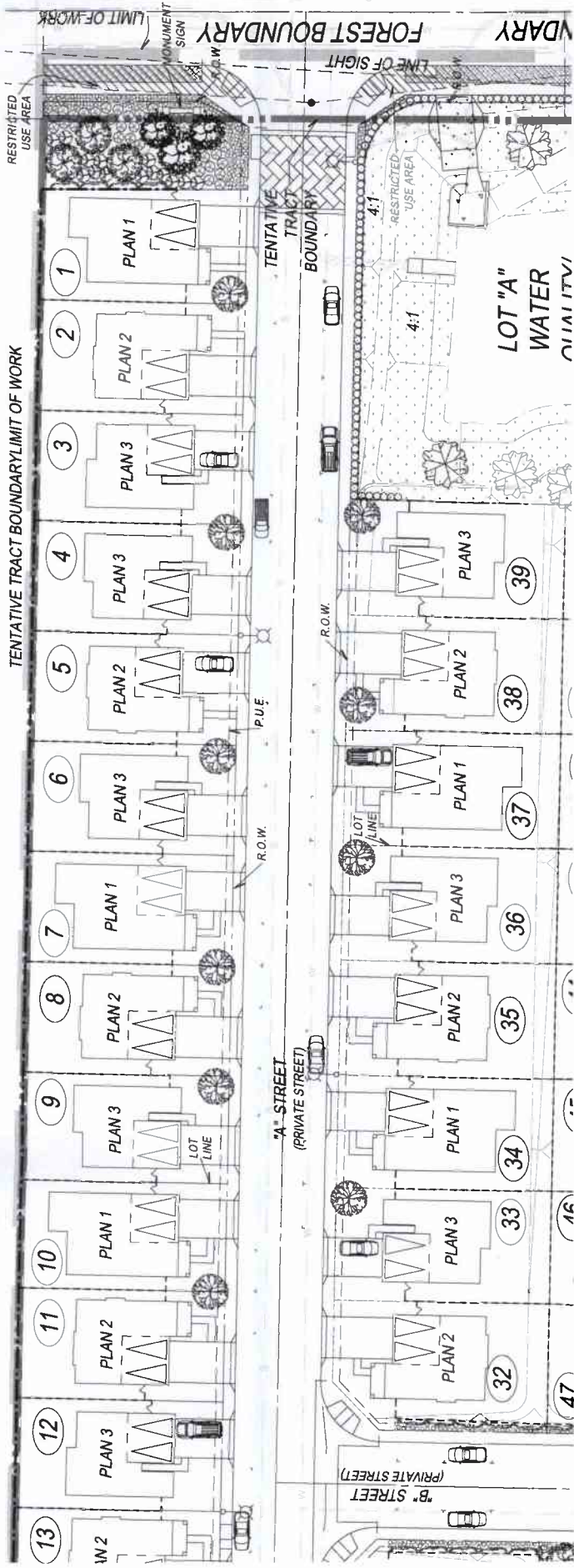








TENTATIVE TRACT BOUNDARY LIMIT OF WORK



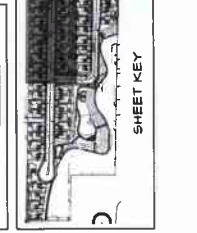
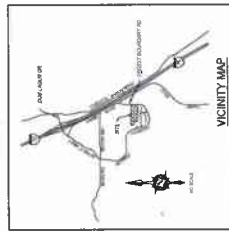
**ESTIMATED ANNUAL WATER USE (EAWU)**

EAWU =  $ETa \times SFC \times (IP + SA + R + SBA) \times 8.34$  Gallons per year

where:  $ETa$  = Effective Evapotranspiration (mm/day) per month  
 $SFC$  = Saturated Deficit Factor (mm/day) per month  
 $IP$  = Irrigation Practice (mm/day) per month  
 $SA$  = Surface Evaporation (mm/day) per month  
 $R$  = Rainfall (mm/day) per month  
 $SBA$  = Saturated Deficit Factor (mm/day) per month

ETa	0.01 - 0.02	0.03 - 0.04	0.05 - 0.06	0.07 - 0.08	0.09 - 0.10
SFC	0.01 - 0.02	0.03 - 0.04	0.05 - 0.06	0.07 - 0.08	0.09 - 0.10
IP	0.01 - 0.02	0.03 - 0.04	0.05 - 0.06	0.07 - 0.08	0.09 - 0.10
SA	0.01 - 0.02	0.03 - 0.04	0.05 - 0.06	0.07 - 0.08	0.09 - 0.10
R	0.01 - 0.02	0.03 - 0.04	0.05 - 0.06	0.07 - 0.08	0.09 - 0.10
SBA	0.01 - 0.02	0.03 - 0.04	0.05 - 0.06	0.07 - 0.08	0.09 - 0.10

EAWU = 1,038,132 Gallons per year



**CONCEPTUAL MALL AND FENCE LEGEND**

6" FT PRECAST CONCRETE BLOCK WALL	6" FT PRECAST CONCRETE BLOCK WALL
6" FT PRECAST CONCRETE BLOCK WALL WITH 6" FT PRECAST CONCRETE BLOCK WALL	6" FT PRECAST CONCRETE BLOCK WALL WITH 6" FT PRECAST CONCRETE BLOCK WALL
6" FT PRECAST CONCRETE BLOCK WALL WITH 6" FT PRECAST CONCRETE BLOCK WALL	6" FT PRECAST CONCRETE BLOCK WALL WITH 6" FT PRECAST CONCRETE BLOCK WALL

PLEASE SEE SHEET FOR FURTHER INFORMATION AND COMMENTS. THIS PACKAGE IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR THE CONSTRUCTION OF ANYTHING. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CONTRACT DOCUMENTS AND ANY CHANGES TO THE CONTRACT DOCUMENTS SHALL BE SUBJECT TO THE CONTRACT DOCUMENTS.

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**LEGAL DESCRIPTION**

TRACT 35249, PARCELS 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PLANTING NOTE**

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PHOENIX PLANTING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**APPLICANT DEVELOPER**

APPLICANT: [Name]  
 ADDRESS: [Address]  
 PHONE: [Phone]  
 FAX: [Fax]  
 E-MAIL: [Email]

**ASSESSOR'S PARCEL NUMBER**

ASSESSOR'S PARCEL NUMBER: [Number]

**ASSESSOR'S PARCEL NUMBER**

ASSESSOR'S PARCEL NUMBER: [Number]

**CONCEPTUAL TREE LEGEND**

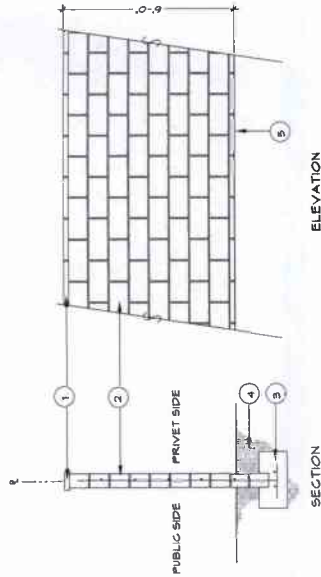
CONCEPTUAL TREE	CONCEPTUAL TREE LEGEND	CONCEPTUAL TREE LEGEND	CONCEPTUAL TREE LEGEND	CONCEPTUAL TREE LEGEND	CONCEPTUAL TREE LEGEND	CONCEPTUAL TREE LEGEND	CONCEPTUAL TREE LEGEND
...	...	...	...	...	...	...	...

**CONCEPTUAL MALL AND FENCE LEGEND**

CONCEPTUAL MALL AND FENCE	CONCEPTUAL MALL AND FENCE LEGEND	CONCEPTUAL MALL AND FENCE LEGEND	CONCEPTUAL MALL AND FENCE LEGEND	CONCEPTUAL MALL AND FENCE LEGEND	CONCEPTUAL MALL AND FENCE LEGEND	CONCEPTUAL MALL AND FENCE LEGEND	CONCEPTUAL MALL AND FENCE LEGEND
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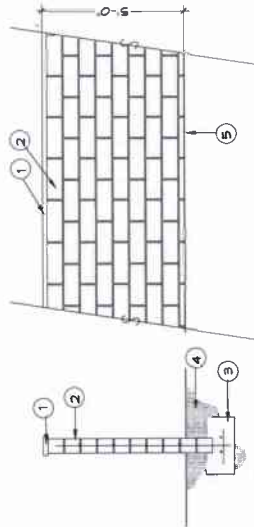


**KEY**

- 1 6X2X16 PRECISION CAP.
- 2 6X8X16 SPLIT FACE BLOCK.
- 3 STRUCTURAL STEEL AND FOOTING PER ENGINEER.
- 4 COMPACTED SUBGRADE PER STRUCTURAL SOILS REPORT.
- 5 FINISH GRADE.

ELEVATION

6' HT. PERIMETER SPLIT FACE BLOCK WALL  
(SPLIT FACE ON SIDE OF VISIBLE FROM PUBLIC VIEW)



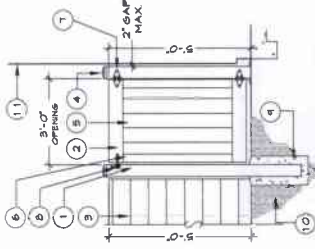
**KEY**

- 1 2X8X16 PRECISION BLOCK CAP
- 2 6X8X16 CONC PRECISION BLOCK, COLOR, TAN.
- 3 STRUCTURAL STEEL AND FOOTING PER ENGINEER.
- 4 COMPACTED SUBGRADE PER STRUCTURAL SOILS REPORT
- 5 FINISH GRADE

ELEVATION

5' HT. PRECISION BLOCK WALL

- KEY**
- 1 5'X5' PVC POST.
  - 2 1 1/2" X 5 1/2" TOP & BOTTOM VINYL RAILS.
  - 3 ADJACENT MALL.
  - 4 POST CAP.
  - 5 1" X 6" VINYL PLANKS.
  - 6 1 1/2" X 3 1/2" SIDE RAIL.
  - 7 GATE HINGES PER GATE CONTRACTOR.
  - 8 GATE LATCH HARDWARE PER GATE CONTRACTOR.
  - 9 2000 PSI CONCRETE FOOTING.
  - 10 UNDISTURBED NATIVE SOIL OR COMPACT TO SOILS ENGINEER'S RECOMMENDATION SURROUNDING CONCRETE FOOTINGS.
  - 11 HOUSE MALL.



INSIDE ELEVATION

3' H. VINYL GATE



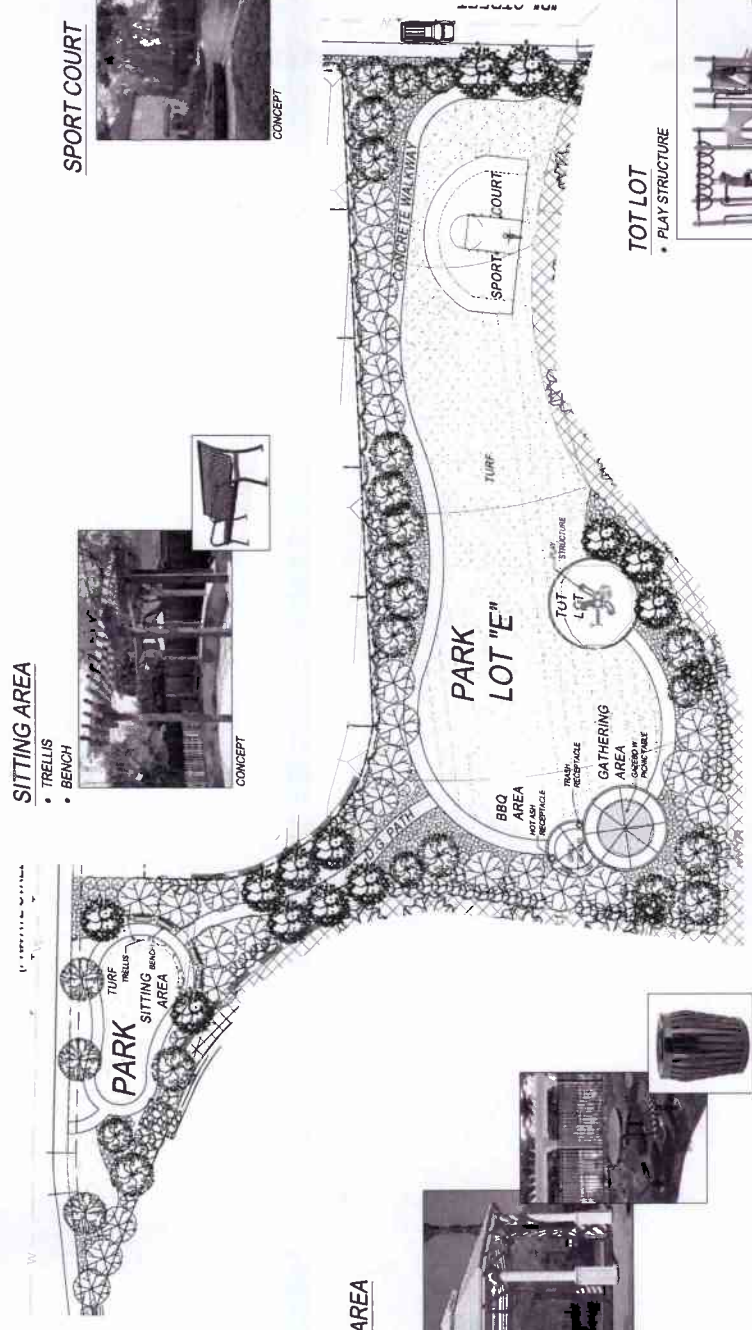
# CONCEPTUAL PLAN

## FOREST BOUNDARY

TRACT# 35249

TDAC DEVELOPMENT

August 14, 2014



**SITTING AREA**

- TRELLIS
- BENCH



**SPORT COURT**



**TOT LOT**

- PLAY STRUCTURE



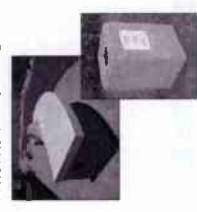
**GATHERING AREA**

- GAZEBO
- PICNIC TABLE



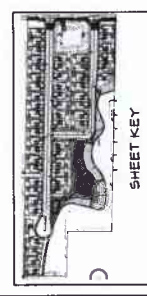
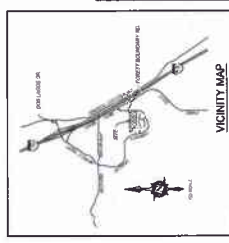
**BBQ AREA**

- GRILL ISLAND
- HOT ASH/ TRASH RECEPTACLE



PASSIVE & ACTIVE RECREATIONAL AREA: 34,630 S.F. APPROX.

- PICNIC AREA: 960 S.F.
- TOT LOT: 805 S.F.
- SPORT COURT: 1,560 S.F.



**CONCEPTUAL PLAN**

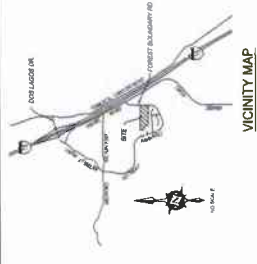
**FOREST BOUNDARY**

TRACT# 95249

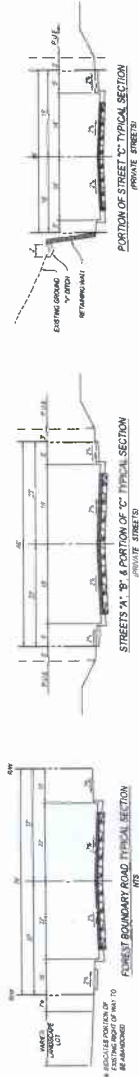
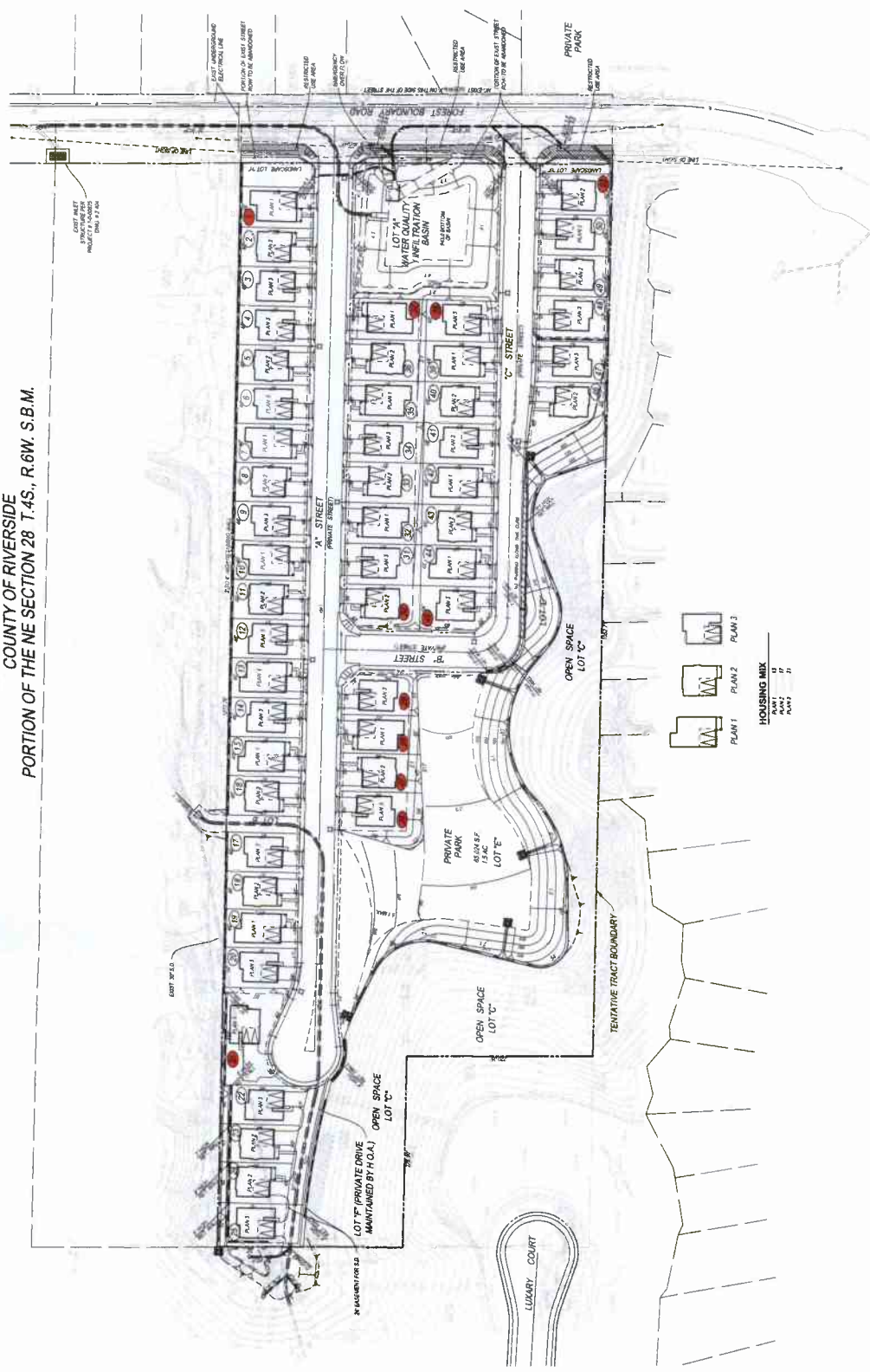
TDAC DEVELOPMENT

AUGUST 14, 2014

**SITE PLAN TRACT NO. 35249**  
**COUNTY OF RIVERSIDE**  
**PORTION OF THE NE SECTION 28 T.4S., R.6W. S.B.M.**



● ENHANCED ELEVATION



**APPLICANT/DEVELOPER**  
 RANCHWAY, LLC AND CENTENNIAL PARKWAY, LLC  
 11111 CENTENNIAL PARKWAY, SUITE 100  
 RIVERSIDE, CA 92504  
 PHONE: (951) 509-1100

**OWNERS**  
 RANCHWAY, LLC AND CENTENNIAL PARKWAY, LLC  
 11111 CENTENNIAL PARKWAY, SUITE 100  
 RIVERSIDE, CA 92504  
 PHONE: (951) 509-1100

**AGENTS**  
 MEL AND JOANNA VANDER MOLEN FAMILY TRUST  
 11111 CENTENNIAL PARKWAY, SUITE 100  
 RIVERSIDE, CA 92504  
 PHONE: (951) 509-1100

**ASSESSOR'S PARCEL NUMBER**  
 263-30-0001-001-0000

**DATE OF MAP**  
 FEBRUARY 7, 2015

**ENGINEER/CONTACT PERSON**  
 MAYER & ASSOCIATES  
 11111 CENTENNIAL PARKWAY, SUITE 100  
 RIVERSIDE, CA 92504  
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**MAYER & ASSOCIATES**  
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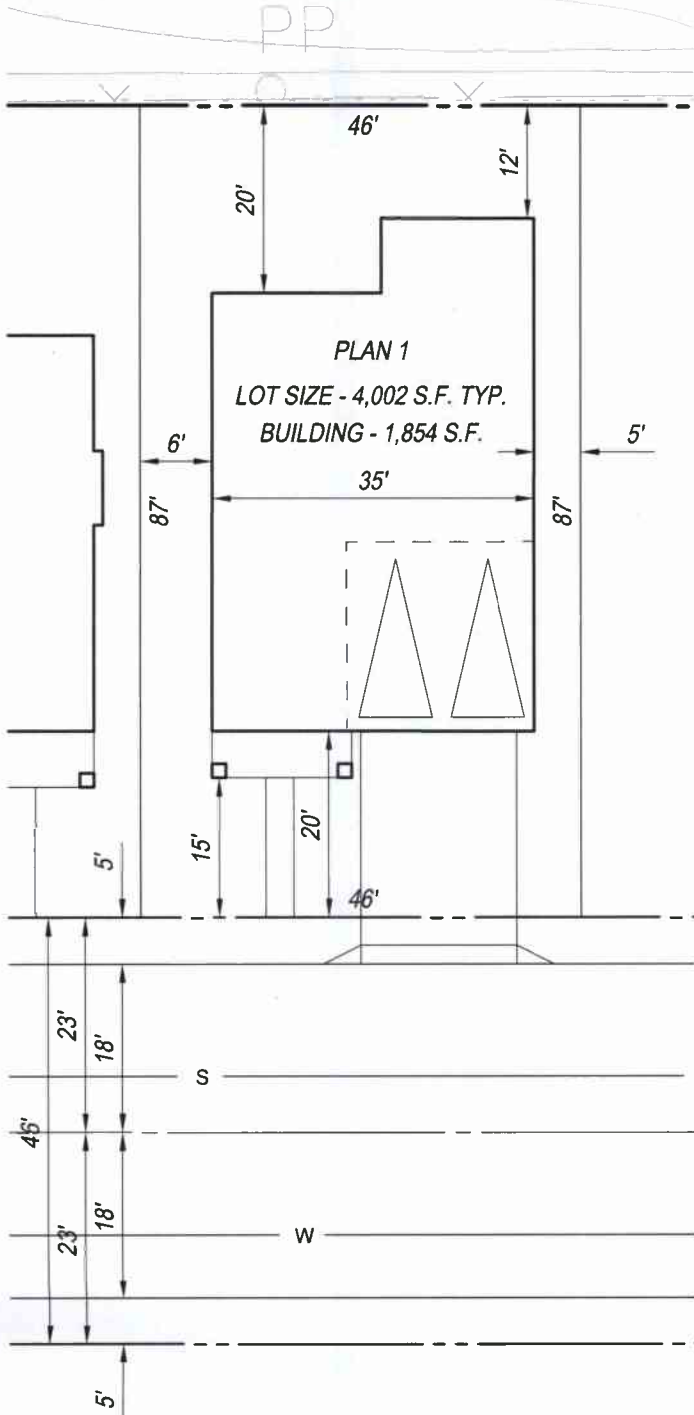
**SITE PLAN TRACT NO.**

**CASE #: TR35249 AMD#2**  
**EXHIBIT: S (site plan)**  
**DATED: 2/26/15**  
**PLANNER: P.RULL**



DATE	BY





**R-4 ZONING STANDARDS**

ITEM	REQUIRED	PROVIDED (TYP.)
FRONT SETBACK (TO LIVING SPACE)	20'	20'
FRONT SETBACK (TO OPEN STRUCTURE)	N/A	15'
REAR SETBACK	10'	12'
SIDE SETBACK	5' (10' COR.)	5' (10' COR.)
LOT SIZE	3,500 S.F.	4,002 S.F.
MIN. WIDTH	40'	46'
MIN. DEPTH	80'	87'
PARKING	2.5 / LOT TOTAL	4 ON LOT
LOT COVERAGE	50% MAX.	46%
BUILDING HEIGHT	40' MAX.	25'



**GRAPHIC SCALE**



( IN FEET )  
SCALE: 1" = 20'

PREPARED FOR:  
**RANCHO WAY, LLC AND  
CENTENNIAL PARKWAY, LLC**  
111 THEORY, SUITE 250  
IRVINE, CA 92617  
PHONE: (949) 463-1329

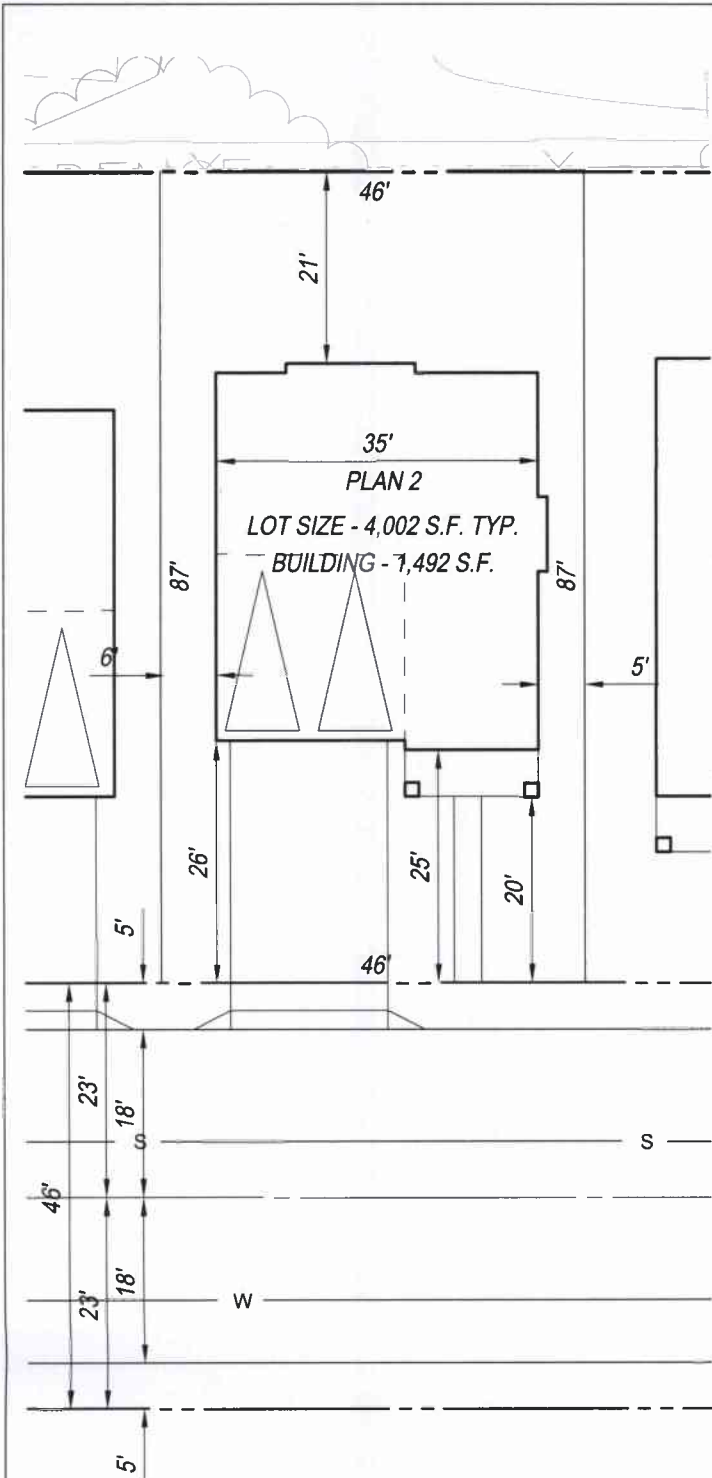
PREPARED BY:  
**MAYERS & ASSOCIATES  
CIVIL ENGINEERING, Inc.**  
PLANNING • ENGINEERING • SURVEYING  
19 Spectrum Pointe Drive • Suite 609  
(949) 599-0870 • (949) 599-0880 Fax

TR 35249

**PI AN 1**



**CASE #: TR35249 AMD#2  
EXHIBIT: T (lot typical)  
DATED: 12/10/14  
PLANNER: P.RULL**



**R-4 ZONING STANDARDS**

<u>ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED (TYP.)</u>
FRONT SETBACK	20'	20'
REAR SETBACK	10'	21'
SIDE SETBACK	5' (10' COR.)	5' (10' COR.)
LOT SIZE	3,500 S.F.	4,002 S.F.
MIN. WIDTH	40'	46'
MIN. DEPTH	80'	87'
PARKING	2.5 / LOT TOTAL	4 ON LOT
LOT COVERAGE	50% MAX.	37%
BUILDING HEIGHT	40' MAX.	25'



**GRAPHIC SCALE**



( IN FEET )  
SCALE: 1" = 20'

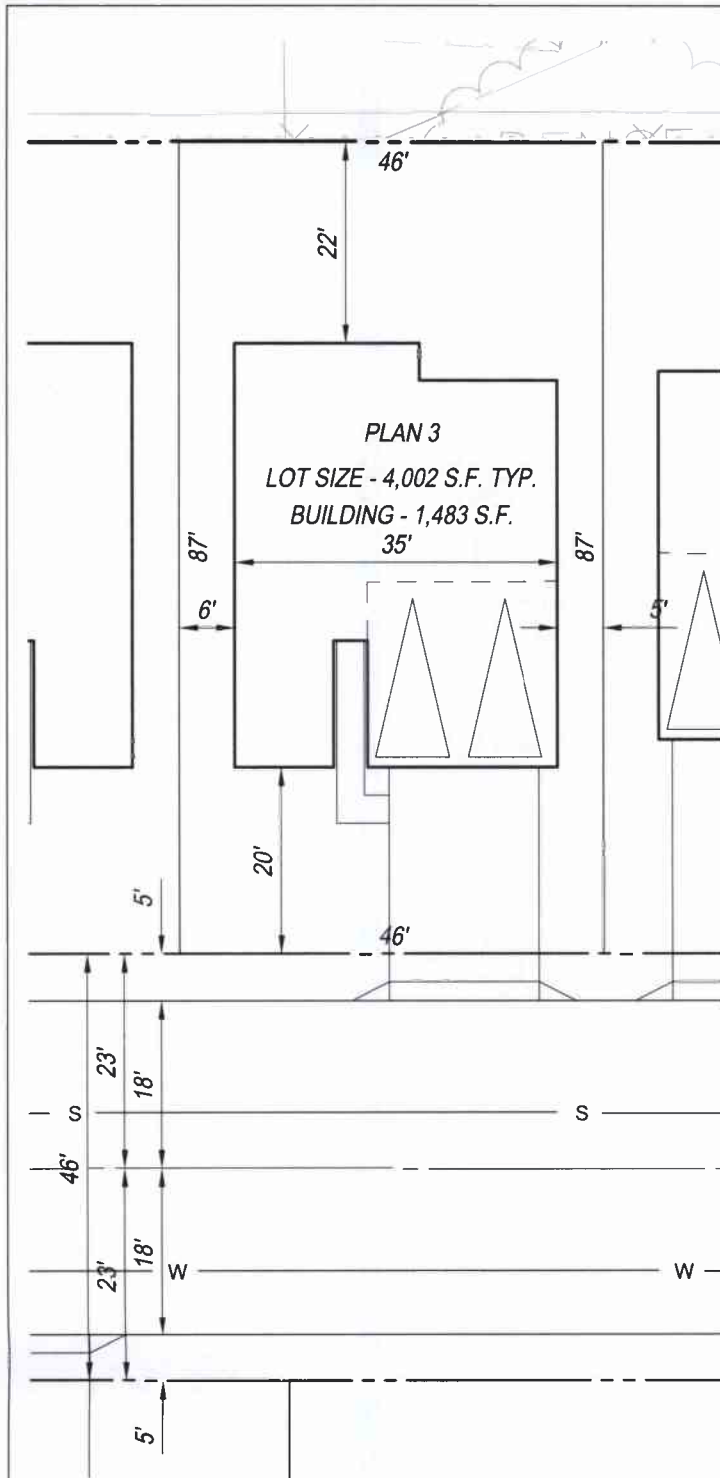
PREPARED FOR:  
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 IRVINE, CA 92617  
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PREPARED BY:  

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TR 35249

**PLAN 2**



**R-4 DESIGN STANDARDS**

ITEM	REQUIRED	PROVIDED (TYP.)
FRONT SETBACK	20'	20'
REAR SETBACK	10'	20±
SIDE SETBACK	5' (10' COR.)	5' (10' COR.)
LOT SIZE	3,500 S.F.	4,002 S.F.
MIN. WIDTH	40'	46'
MIN. DEPTH	80'	87'
PARKING	2.5 / LOT TOTAL	4 ON LOT
LOT COVERAGE	50% MAX.	37%
BUILDING HEIGHT	40' MAX.	?



**GRAPHIC SCALE**



( IN FEET )  
 SCALE: 1" = 20'

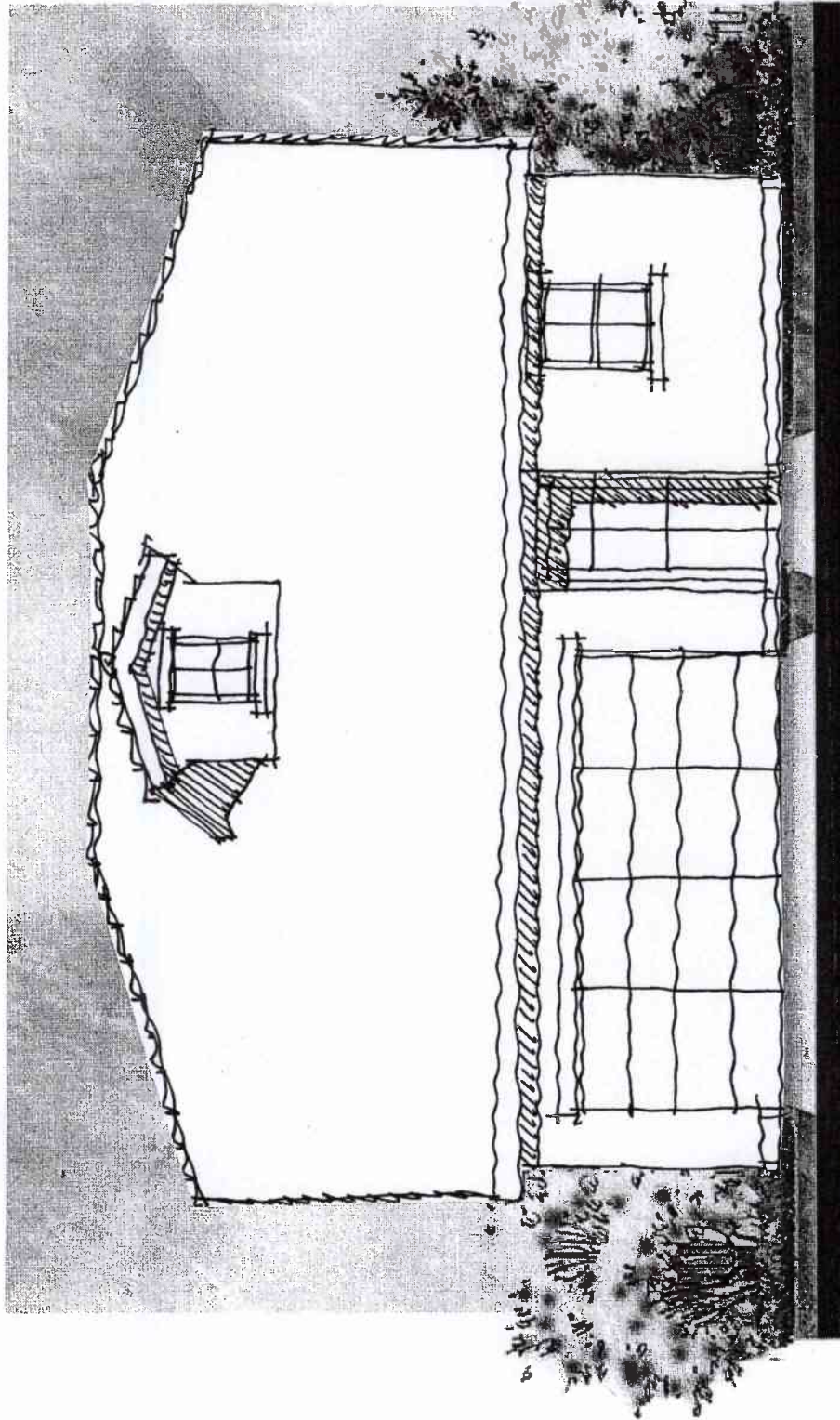
PREPARED FOR:  
**RANCHO WAY, LLC AND  
 CENTENNIAL PARKWAY, LLC**  
 111 THEORY, SUITE 250  
 IRVINE, CA 92617  
 PHONE: (949) 463-1329

PREPARED BY:  

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TR 35249

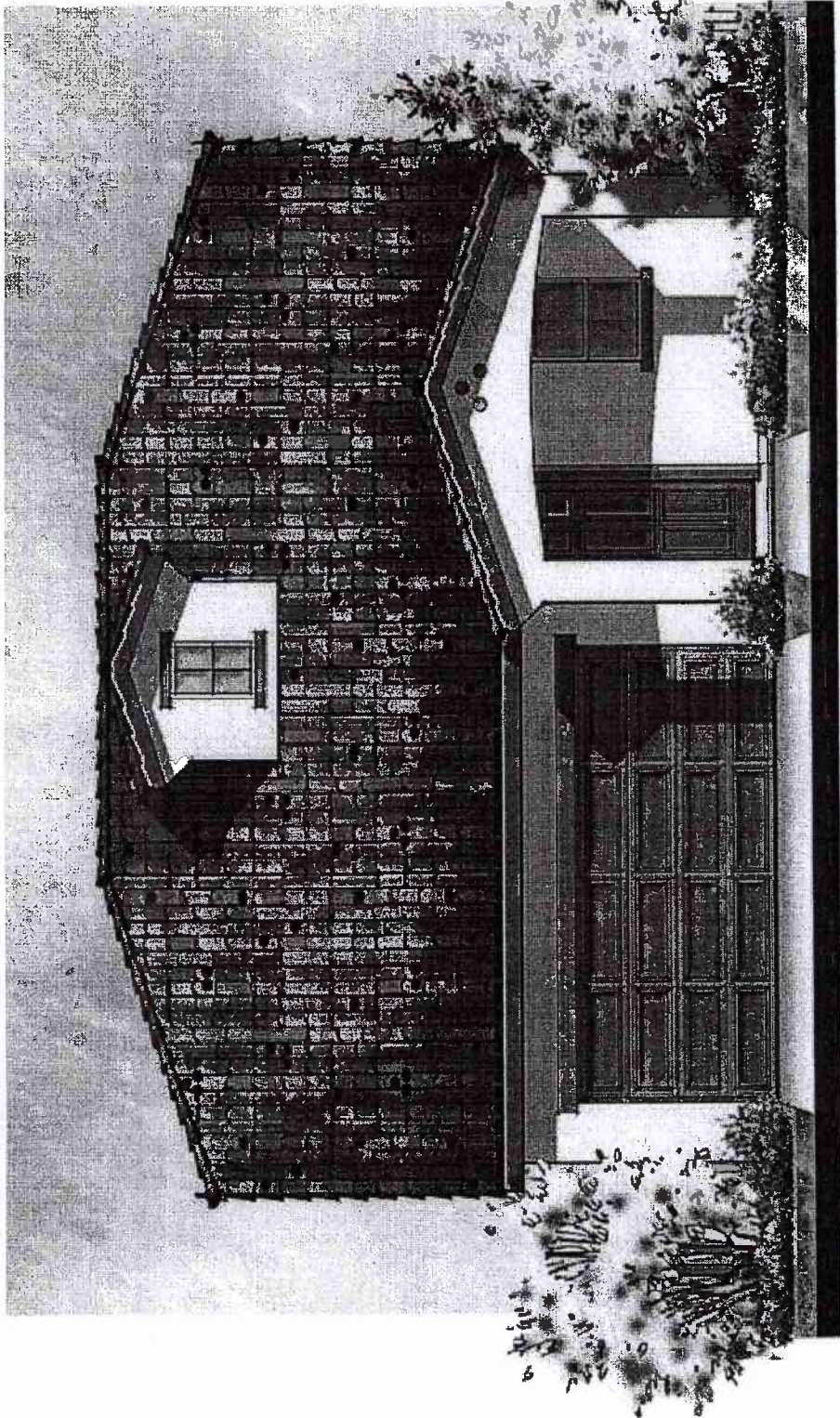
**PLAN 3**



'A' FRONT ELEVATION



CASE #: TR35249 AMD#2  
EXHIBIT: P (porch elev)  
DATED: 12/23/14  
PLANNER: P.RULL



'A' FRONT ELEVATION

## Tract 35249 Variance

### Request

The Applicant requests a Variance for Tract 35249 to permit encroachment of 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate front porches. The lots subject to the variance are marked on the attached Figure 1.

### Justification

Tract 35249 is a proposed 53 lot subdivision on 12.32 acres. The site is currently zoned light industrial and the application includes a zone change to R-4. The R-4 designation permits single family detached homes on lots with a minimum lot size of 3,500 square feet. The Applicant is proposing minimum 4,002 square foot lots.

The County's design guidelines include a policy that requires projects over 10 lots have at least one single-story floor plan. The policy specifically states:

*Varied Building Heights/Rooflines - Minimum Number of Single Story Units  
Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights. All projects of ten or more residential lots should include at least one single-story floor plan. In the Fourth District, single-story homes should be located on the perimeter of the development area.*

The Design Guidelines also require varied architecture among the different floor plans and elevations in order to achieve a varied streetscape. Additional planning objectives from the design guidelines include:

#### *B. Planning Objectives*

*Based on the Design Strategies outlined in the RCIP and Riverside County General Plan, it is the County's desire to advance several specific development goals including:*

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance*
- Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years*
- Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work*
- Incorporating conveniently located and accessible neighborhood parks, trails, and open space*
- Providing functional public access to recreational opportunities in relation to the overall open space system*



**CASE #: VAR01895**  
**EXHIBIT: V (var.justification)**  
**DATED: 12/15/14**  
**PLANNER: P.RULL**

To comply with the Design Guidelines, the Applicant proposes three floor plans, of which Plan 1 is designed to appear as a single story from the front. This design gives the appearance of a single story elevation and provides the varied streetscape required by the Design Guidelines.

The design of the Plan 1 includes a five foot deep front porch. The front porch provides greater variation of architecture to enhance the streetscape; bring outdoor living area to the front of the house for neighbor interaction and "eyes on the street" for public safety; and soften the view of the garage by causing the garage to appear recessed.

The Applicant considered two options to avoid a variance: move the home farther back on the property and reduce the size of the home. Neither option is feasible to avoid a variance. As currently designed, a portion of the structure extends to within 10 feet of the rear property line. (on three of the 14 lots with Plan Ones) The R-4 zone has a 10 foot rear yard setback. Therefore, the structure could not be moved back on the lot. Furthermore, a small lot detached subdivision is designed for young entry level buyers, many of whom have small children. Rear yard space is very important to this buyer group for family outdoor space.

The second option of reducing the home size is also not feasible. The minimum lot size for the Plan 1 is 4,002 square feet. With setbacks eliminated, the buildable portion of the lot is 2,052 square feet. A two car garage is required, which further reduces the livable square footage to 1,652 square feet. With the one story restriction, this size home does not meet market demand. Furthermore, this example isn't feasible because it would assume construction of a box extended to all setback lines and a 10 foot rear yard setback, neither of which meet market demand. Therefore, the proposed Plan 1 has been designed with the smallest footprint possible.

County Ordinance 348.4773, Section 18.27, Variances, states that a variance may only be granted because of "special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings." The following provide findings of the special circumstances surrounding Tract 35249.

#### *Topography*

The south and western portions of the project site include topography and vegetation that require complete avoidance. The topographic site constraint consists of a 50 to 70 foot tall slope on the subject property that extends up to existing homes within the Retreat community. This slope is also vegetated with coastal sage scrub habitat, which should be avoided for biological purposes. Therefore, approximately 2.25 acres of the 12 acre project site must remain as permanent open space.

#### *Location*

The project site is located in an area designated as a very high fire hazard severity zone. As such, Ordinance No. 460 requires two points of access to the project site. Therefore, the only possible design of the tract includes two parallel streets exiting the property onto Forest

Boundary Road. These two streets must be separated sufficiently to accommodate safe turning movements onto Forest Boundary. The two parallel east/west streets require the residential lots be oriented north /south, and the distance available for those lots is fixed by the width and placement of Streets A and C. Therefore, the location of the project site and the requirement for two points of access limit the ability to create deeper residential lots, which would eliminate the need for the variance.

#### *Lot Size*

The minimum lot size proposed in Tract 35249 exceeds the minimum lot size required by the R-4 zone. The minimum lot depth required by the R-4 zone is 80 feet. The Applicant proposes a minimum lot depth of 85 feet (see Figure 2). As discussed above, increasing lot depths is not feasible due to the requirement for two points of access. If the Applicant were permitted to construct all two story homes, a variance would not be necessary. However, the County Design Guidelines require a single story floor plan and varied architecture, which is not feasible in the R-4 zone, even with deeper lots than permitted by Code, without a modification to the setback development standards.

#### *Compliance with other County Codes*

The requested variance is consistent with the policies, objectives, and standards found in other parts of the County Codes. The Applicant could remove the front porch from Plan 1 and meet the setback standards, thereby eliminating the need for a variance. However, the variance request would enhance the proposed architecture by providing front porches. This architectural attribute would provide greater streetscape interest, de-emphasize the garage by making the garages appear recessed, promote more neighbor interaction by creating outdoor living space in the front of the house, and provide variation of the front of the structures, which would create architectural movement along the streetscape.



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42676.

**Project Case Type (s) and Number(s):** General Plan Amendment No.1137, Change of Zone No. 7821, Tentative Tract Map No. 35249, Variance No. 1895

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

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

**Contact Person:** Paul Rull, Contract Planner

**Telephone Number:** (951) 955-3200

**Applicant's Name:** Rancho Way LLC & Centennial Parkway LLC

**Applicant's Address:** 111Theory, Suite No. 250, Irvine, CA. 92617

### I. PROJECT INFORMATION

#### A. Project Description:

The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. The Change of Zone proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments. The Tentative Tract Map proposes a Schedule A subdivision to create 51 single family residential lots with a minimum lot size of 4,000 square feet, 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres. The Variance requests to encroach 5 feet into the 20 foot front yard setback on 13 of the 51 proposed lots to accommodate a non-habitable front yard porch on the building.

The proposed project is located in the Temescal Canyon Area Plan, more specifically the project is located northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway.

The project proposes to create 51 single family residential lots on 12.3 gross acres, with a minimum lot size of 4,000 sq.ft. (the maximum lot size is 7,706 sq.ft). The project will also create 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots. The project density is 4.3 dwelling units per acre, consistent with the proposed Community Development: Medium Density Residential (2 – 5 dwelling units per acre) land use designation. Approximately 1.3 acres of the site will be used as a private park with recreational amenities including open space turf area, tot lot, sports court, barbeque area, gazebo and picnic tables, and sitting areas. Approximately 2.2 acres of the site will remain undeveloped open space. The project will have two access points on Forest Boundary Road. No gates are proposed. The project will have several different types of fencing and walls. A proposed 6 foot high split face block wall is proposed around the project perimeter (the applicant is proposing split face only on the side of the wall that is visible from the public, the other side will remain precision). A proposed 5 foot high precision block wall is proposed for interior areas between lots. The project has been conditioned for a 6 foot high tubular steel fence around the detention basin. The project proposes three floor plans and three architectural styles for the proposed homes: Spanish, Country, and Craftsman. Plan 1 is a 2,004 square foot single-story floor plan and accounts for 14 lots. Plan 2 is a 2,113 square foot two-story floor plan and accounts for 18 lots. Plan 3 is a 2,405 two-story floor plan and accounts for 21 lots.

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

**C. Total Project Area:** 12.3 gross acres

Residential Acres:	12.3	Lots:	51	Units:	Projected No. of Residents: 174
Commercial Acres:	n/a	Lots:		Sq. Ft. of Bldg Area:	Est. No. of Employees:
Industrial Acres:	n/a	Lots:		Sq. Ft. of Bldg Area:	Est. No. of Employees:
Recreation Acres:	1.3				

**D. Assessor's Parcel No(s):** 282-180-006 and 282-180-009

**E. Street References:** Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Park way.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 6 West, Section 28

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of two parcel lots totaling approximately 12.3 acres. The site is currently being used for RV storage and private residence with container storage, livestock raising and horse stable boarding. The land varies topographically with the western and southern sides of the site exhibiting elevated hillside slopes. Elevation ranges from 945 feet (northeast corner) to 1,045 feet (southwest corner) above mean sea level. The surrounding area is a mixture of single family residential and vacant land. There are existing commercial industrial businesses north of the project closer to Knabe Road.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** A General Plan Amendment is required to change the current Community Development: Light Industrial and Rural: Rural Residential land use designation to the proposed Community Development: Medium Density Residential and Open Space: Recreation land use designation.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.

7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

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

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

**D. Land Use Designation(s):** Light Industrial, Rural Residential

**E. Proposed Foundation Component(s):** Community Development, Open Space

**F. Proposed Land Use Designation(s):** Medium Density Residential (2 – 5 dwelling units per acre), Recreation

**G. Overlay(s), if any:** Not Applicable

**H. Policy Area(s), if any:** Not Applicable

**I. Adjacent and Surrounding:**

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

2. **Foundation Component(s):** Community Development, Open Space

3. **Land Use Designation(s):** Light Industrial, Medium Density Residential, Medium High Density, Conservation.

4. **Overlay(s), if any:** Not Applicable

**J. Adopted Specific Plan Information**

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

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

**K. Existing Zoning:** Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acres minimum.

**L. Proposed Zoning, if any:** Planned Residential and Open Area Combining Zone Residential Development.

**M. Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial, Residential Agricultural-2 1/2 acre minimum, Specific Plan No. 317 (The Retreat), Specific Plan No. 176 (Wildrose).

### 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.

Aesthetics

Hazards & Hazardous  
Materials

Recreation

Agriculture & Forest

Hydrology / Water Quality

Transportation / Traffic

Resources

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

\_\_\_\_\_  
Date

Paul Rull  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For Juan C. Perez, Interim Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan, Temescal Canyon Area Plan, Figure 10 "Scenic Highways"

Findings of Fact:

a) The project is located approximately 0.14 miles west of Interstate 15, which is designated as a State Eligible Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan. The proposed Project will have a similar aesthetic character to existing residential development found immediately to the east within Specific Plan No. 176 (Wildrose SP). Furthermore, development standards set forth in Ordinance No. 348 and Countywide Design Guidelines (Architecture and Landscaping) would ensure that the project site is developed in a manner that is visually attractive and would not adversely affect public views within the I-15 corridor. Implementation of the project would not result in any new or more severe impacts upon a scenic highway corridor. Therefore, impacts are considered less than significant.

b) The project site is located in an unincorporated area of Riverside County, and is currently being used for RV storage, and a single family residence with storage containers, livestock raising and horse stable boarding purposes. The existing character of the project site varies topographically with views of Estelle Mountain and Monument Peak to the east and the Santa Ana Mountains to the west. Project development will include the construction of 51 residences with one private neighborhood park within the development. The residences will be a mixture of one-story and two-story designed homes 25 feet in height. The project varies topographically with a steep sloping area occurring along the south and western boundaries. The proposed homes have been designed away from the steep terrain and located on the flatter areas. Therefore, placement of proposed one and two story homes will maintain mountain views and vistas that surround the planned residential tract map. Furthermore, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to

the public, as these features do not exist on the project site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

---

**2. Mt. Palomar Observatory**

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

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project is located 47.6 miles away from the Mt. Palomar Observatory, and outside the special lighting area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

---

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The new residential development will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from automobiles traveling on adjacent roadways. The project is nestled between existing established neighborhoods to the east, south and west. The in-fill location of the proposed project is the next logical step for development to occur, and with that development comes new sources of light. The residential lots are proposed to be located on the flatter areas of the project site. No residential homes will be located on the steep slopes of the project and therefore will not affect the surrounding scenic views. Therefore, impacts are considered less than significant.

b) Surrounding land uses include single-family residential homes. The project proposes the creation of residential lots similar in size to the existing adjacent homes. 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. Therefore, impacts are considered less than significant.

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

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

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

**AGRICULTURE & FOREST RESOURCES** Would the project

**1. Agriculture**

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

**Source:** Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

**Findings of Fact:**

a) According to the County General Plan GIS database, the project is located within other lands and urban-built up land, and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur as a result of the project.

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

c) Although a portion of the project site is currently designated Residential Agricultural-2 1/2 acre minimum, it is land considered non-useable for agricultural purposes due to its limited size and steep sided topography which separates the project's proposed residential lot development from existing residential lot development to the south and west of the project. Furthermore, the proposed Change of Zone for this area will change the zoning from Residential Agricultural-2 1/2 acre minimum to Open Area Combining Zone Residential Development. There are no other agriculturally zoned properties within 300 feet of the project. Therefore, impacts are considered less than significant.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

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



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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Eastern Coachella Valley Area Plan "Land Use Map"

**Findings of Fact:**

- a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to the Temescal Canyon Area Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

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

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

<b>AIR QUALITY</b> Would the project				
<b>3. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; iLanco Environmental, LLC. December 2014.

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment and Specific Plan, and is therefore considered a *significant project*.

The project site is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The project will generate approximately 152 residents. This total is within the growth projections adopted by SCAG and the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were modeled by iLanco Environmental LLC in December 2014. Analysis of the data concludes that construction emissions, operational emissions, and other project-related emissions will not exceed thresholds projected by SCAQMD without need for mitigation. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1  
Project Peak Emissions (without mitigation)**

Source	Peak Daily Emissions (lb/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Maximum Construction Emissions</i>						
Year 2014	7	81	53	0	21	13
Year 2015	50	31	20	0	2	2
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Maximum Operational Emissions</i>						
Year 2015	16	0	31	0	4	4
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

*Source: iLanco Environmental LLC. December 2014.  
Note: Volatile organic compounds are measured as reactive organic compounds*

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 to the south and east, which are considered a sensitive receptor, however, the project is will not generate substantial point source emissions because residential uses do not generate substantial toxic air contaminants. Furthermore, the project does not involve any intersections (31,600 or more vehicles per hour) that could result in the formation of a CO hotspot. Impacts will be less than significant.

e) As indicated in Table 2, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

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

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

**BIOLOGICAL RESOURCES** Would the project

**4. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances 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:** Riverside County General Plan, Multipurpose Open Space Element; Hernandez Environmental Services, *Biological Resources Study TR 35249 County of Riverside, California*, August 2014. Review by Environmental Programs Division

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

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) but not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) A General Biological Resources Assessment has been prepared in compliance with Riverside County Planning Departments Biological Report Guidelines. According to the *Biological Resources Study*, conducted by Hernandez Environmental Services in August 2014, field observations indicated no sensitive biological resources identified on the project site. The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species on-site. However, EPD believes there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60.EPD.1). Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located during the onsite Biological Habitat Assessments, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60.EPD.2). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) Surveys were conducted for the *General Biological Resources Assessment* to determine the presence of wildlife corridors around the project set. No regularly used wildlife corridors could be detected through sign or observation. The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts will occur.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: Prior to grading activities, a burrowing owl survey (COA 60.EPD.1) and MBTA survey (COA 60.EPD.2) shall occur to determine presence of bird population onsite.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Biologist)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>5. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Duke Cultural Resources Management, LLC. *Cultural and Paleontological Resources Assessment Forest Boundary Project Tentative Parcel Map No. 35249, Riverside County California*, August 12, 2014.

Findings of Fact:

a) The Cultural and Paleontological Resources Assessment did not identify the project site as historic. The project will not alter or destroy any historic site. Therefore impacts are considered less than significant.

b) One resident home is present at the eastern portion of APN 282-180-006 on the project site. However, historical aerial photographs taken of the project area indicate the residence was built after 1967; therefore, the existing residence does not pose that of a historical significance. Furthermore, the Cultural and Paleontological Resources Assessment did not identify any historic or archaeological resources within the proposed project boundaries. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>6. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Duke Cultural Resources Management, LLC. *Cultural and Paleontological Resources Assessment Forest Boundary Project Tentative Parcel Map No. 35249, Riverside County California*, August 12, 2014.

Findings of Fact:

a-b) The Cultural and Paleontological Resources Assessment indicated that the proposed project is not located within an archaeological site and would not cause a substantial adverse change in significance to an archaeological resource. However, it has been incorporated into the project that in the event of unanticipated resources are identified during grading activities or construction that an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeologist shall be brought in to assess the find and make recommendations (COA 10.PLANNING.1 and 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.

c) The project site is not located on a known formal or informal cemetery. However, it has been incorporated into the project that in the event human remains are encountered, that no further disturbance shall occur until the County Coroner has assess the situation (COA 10.PLANNING.3). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) The project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

**Mitigation:** In the event that cultural resources or human remains are discovered during grading activities, all work shall stop until an archaeologist (COA 10.PLANNING.1 and 2) or County Coroner (COA 10.PLANNING.3) has assessed the find.

**Monitoring:** Department of Building and Safety Grading Division, Planning Department, County Archaeologist

**7. Paleontological Resources**

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

**Source:** Duke Cultural Resources Management, LLC. "Paleontological Resources Assessment for the Forest Boundary Project, Temescal Valley Riverside County." September 26, 2014. Riverside County General Plan Figure OS-8 "Paleontological Sensitivity";

**Findings of Fact:**

a) Although the project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan, the Paleontological Resources Assessment concluded that there is a low sensitivity for Paleontological resources within the project boundaries and that mitigation was not recommended. However, due to the high level of sensitivity of the area, the project has been conditioned prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan for the project site (COA 60.PLANNING.1), and prior to grading final the applicant shall submit to the County Geologist a copy of the paleontological monitoring report for site grading operations (COA 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

**Mitigation:** Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.1), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

**Monitoring:** Department of Building and Safety Grading Division, Planning Department, County Geologist

**GEOLOGY AND SOILS** Would the project

**8. Alquist-Priolo Earthquake Fault Zone or County**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Fault Hazard Zones**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Elsinore Fault which is approximately 0.45 mile southwest from the project site. The Geotechnical Evaluations performed by Geotek Incorporated (2013, 2014), indicate that the project site is not located on an active or potentially active fault and has no active faulting on the project site or in the adjacent areas. Furthermore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**9. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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table. Affected soils lose all strength during liquefaction and foundation failure can occur. The Geotechnical Evaluations performed by Geotek Incorporated (2013, 2014) indicated that the project site's potential for liquefaction considered as "negligible." Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**10. 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); Riverside County TLMA GIS. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault (Elsinore Fault) located 0.45 miles southwest at the base of the Santa Ana Mountains. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**11. Landslide Risk**

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

Source: Riverside County TLMA GIS. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

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

a) The project site varies topographically with the western half of the Tract Map's proposed residential lots to be tucked in between elevated hillside slopes along the north, south and western edges of the tract. Although the Geotechnical Evaluations performed by Geotek indicated that surficial instabilities of slopes were not observed and that landslide risk was considered negligible, the potential exists for out-of-slope bedding to occur within the lower portion of the proposed cut slopes located on the southerly side of the property. Therefore, the project has been conditioned to follow the recommendations listed in the submitted geo-study such as: areas of planned grading or improvements shall be cleared of existing improvement, vegetation, roots, trash and debris and properly disposed of offsite; all of the undocumented fill and the upper three (3) to five (5) feet of alluvial soils shall be completely removed within the structural grading limits; and existing site fill materials are not suitable to support structural site improvements and shall be entirely removed prior construction (COA 10.PLANNING.6). Impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project shall implement the recommendations identified in GEO2366 (COA 10.PLANNING.6).

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Geologist)

**12. Ground Subsidence**

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

Source: Riverside County TLMA GIS. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a) The project is located in an area of susceptibility for subsidence. However, observations by Geotek Inc. indicated that, "the potential for hydro-consolidation and the associated settlement is not considered to be a significant design constraint". The project has been conditioned to follow the recommendations listed in the submitted geo-study such as: all of the undocumented fill and the upper three (3) to five (5) feet of alluvial soils shall be completely removed within the structural grading limits; and existing site fill materials are not suitable to support structural site improvements and shall be entirely removed prior construction (COA 10.PLANNING.6). Impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project shall implement the recommendations identified in GEO2366 (COA 10.PLANNING.6).

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Geologist)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Grading Review, GEO No. 2366

Findings of Fact:

a) The project site varies topographically with the western half of the Tract Map's proposed residential lots to be tucked in between elevated hillside slopes along the north, south and western edges of the tract. Development of the site will involve mass and fine grading with minor slope grading along the southern boundary of the project and will not significantly change the existing topography relief on the subject site. Approximately 1.3 acres of the bottom of the hillside slope will be developed as open space recreational amenities. Approximately 2.2 acres of the remaining hillside slope area will remain as undeveloped open space. Therefore, impacts are considered less than significant.

b) Although the project will create fill slopes higher than 10 feet along the southern boundary (13-18 feet), proposed construction of concrete lined v-ditch culverts at the top of infill slopes will direct precipitation runoff away from slopes, thereby reducing potential for erosion. Furthermore, said slopes will be landscaped and planted with shrub species capable of rooting in place and securing infill from erosion during rain events. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Septic tanks are not proposed as the project will tie-in to an existing sewer line off of Forest Boundary Parkway. No impacts will occur.

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.

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

**Source:** *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

c) The project is not proposing the use of septic systems. Full sewer service will be provided. No impacts will occur.

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

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

16. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) and the Construction General permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition and turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on- or off-site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

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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**GREENHOUSE GAS EMISSIONS** Would the project

<b>18. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: iLanco Environmental, LLC., *Greenhouse Gas Analysis In Support of: Riverside County Residential Subdivision Development Negative Declaration / Mitigated Negative Declaration.* December 11, 2014.

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically resident vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 99 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 mty, impacts will be less than significant.

**Table 3  
Construction and Operational GHG Emissions and Impacts**

	CO2	CH4	N2O	CO2e
<b>Construction (mt)</b>				
Demolition	10	0	0	10
Site Preparation	20	0	0	20
Grading	166	0	0	167
Building Construction	85	0	0	86
Paving	11	0	0	11
Architectural Coating	2	0	0	2
<b>Total Construction</b>	<b>295</b>	<b>0</b>	<b>0</b>	<b>297</b>
<i>Amortized Construction (mty)<sup>(1)</sup></i>	10	0	0	10
<b>Operation (mty)</b>				
Mobile	752	0	0	753
Electricity	116	0	0	117
Natural Gas	96	0	0	96
Area Sources	17	0	0	18
Water	21	0	0	24
Waste	13	1	0	28

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Annual Operation (mty)	1,015	1	1	1,036
Construction and Operation GHG Emissions (mty)	1,025	1	0	1,046
GHG Significance Threshold (mty)				3,000
<b>Significant?</b>				<b>No</b>
<i>Source: iLanco Environmental, LLC., Greenhouse Gas Analysis In Support of: Riverside County Residential Subdivision Development Negative Declaration / Mitigated Negative Declaration. December 2014.</i>				

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 mty, the project will contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**19. Hazards and Hazardous Materials**

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

Source: Fero Environmental Engineering, Inc. *Phase I Environmental Site Evaluation*, August 2005.

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because residential uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

A Phase I Environmental Site Assessment (ESA) was conducted in August 2005 and the report determined that there was no evidence of a recognized environmental condition (REC) in the form of oils, grease, etc. used to operate and maintain equipment on the project site. The Assessment also noted that, "Although these materials were not stored in secondary containment or within onsite buildings or storage facilities, they were well maintained and did not appear to compromise the environmental integrity of the site." Furthermore, the project site did not observe any Asbestos Containing Materials (ACM) and no structures were identified on the site with the potential to contain polychlorinated biphenyl (PCBs). Therefore impacts are considered less than significant.

c) The project will include two (2) private entry streets off of Forest Boundary Road by providing adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. Therefore, impacts are considered less than significant.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest schools to the project site are Temescal Valley Elementary, located at 22950 Claystone Avenue, approximately 0.68 miles southeast and Woodrow Wilson Elementary, located at 750 Spyglass Drive within the City of Corona. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction but based on distance from any sensitive receptors, no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

20. Airports					
a)	Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	For a project located within an airport land use	<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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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?

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?

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

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is March Air Reserve Base, at approximately 15.2 miles to the northeast. Therefore, the project would not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**21. 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 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) The proposed project site is located within a high fire hazard area and as a result will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contain provisions for prevention of fire hazards. The Fire Department has conditioned the project for fuel modification zones (COA 50.FIRE.3) and the plans will note that the project is located within a high fire area (COA 50.FIRE.1). In addition, due to the lack of secondary access to the project site, sufficient emergency access will be provided through COA 50.TRANS.19 which requires the applicant to secure secondary access prior to map recordation. Therefore, the impact is considered less than significant with mitigation measures incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Prior to recordation, the applicant shall provide evidence to the Transportation Department that they have secured an acceptable form of secondary access to the project site.

**Monitoring:** Building & Safety Department, Planning Department

**HYDROLOGY AND WATER QUALITY** Would the project

**22. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

**Findings of Fact:**

a) The project site varies topographically with the western half of the Tract Map's proposed residential lots to be tucked in between elevated hillside slopes along the north, south and western edges of the tract. Post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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through stormwater BMPs. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and for potential downstream pollutant loading. The project includes an on-site stormwater drainage system involving:

- Conveyance of runoff through an underground storm drain from the west end of the project site and under "A" Street then turning north between Lots 16 and 17 (Lot "B") and discharge these flows onto the adjacent property;
- Conveyance of runoff via concrete V-ditches on toes of manufactured slopes along the southwestern boundary of the project;
- Conveyance of runoff into a Water Quality / Infiltration Basin, then conveyed northerly in a proposed underground storm drain and eventually connecting to an existing storm drain system located on Forest Boundary Road approximately 250-feet north of the site.
- To be designed in accordance with the NPDES program, as demonstrated in the project Preliminary Water Quality Management Plan (WQMP). The water quality infiltration basin will conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. Impacts will be less than significant.

c) The project site is not located within a groundwater recharge area where groundwater levels are currently rising. The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source. The project will receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). Therefore, the project will have no impact on groundwater levels due to groundwater extraction.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains/infiltrates the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e) The project is not located within a 100-year flood hazard area. The project proposes the construction of residential homes that are not near or within a 100-year flood hazard area. Therefore, there will be no impact.

f) The project does propose placement of structures that would impede a 100-year flood hazard area. Therefore, there will be no impact. g) The project does not propose any uses for the Tract development that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will be designed to treat stormwater runoff via a water quality infiltration basin in accordance with the MS4 Santa Ana River Watershed Municipal Stormwater Program. On-site drainage facilities will be managed by the Homeowners Association to minimize vector population and/or odors. Impacts will be less than significant.

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

**Monitoring:** No monitoring measures required.

**23. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

**Source:** Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

**Findings of Fact:**

a) The project is located in an unincorporated area of Riverside County, south of the City of Corona and is currently being used for container storage, livestock raising and horse stable boarding. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 25b. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County, south of the City of Corona but within the City of Corona Sphere of Influence. According to the General Plan, the closest dam to the project site is located 4.56 miles southeast at Corona Lake. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body.

**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.

**LAND USE/PLANNING** Would the project

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

**Source:** Riverside County General Plan, GIS database, Project Application Materials, City of Corona General Plan and Sphere of Influence.

**Findings of Fact:**

a) The project is located in an unincorporated area of Riverside County, and located 1.12 miles southeast of the City of Corona, and within the City of Corona Sphere of Influence. Implementation of the project will require a General Plan Amendment to change the land use designation from Community Development: Light and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. The project will provide a residential density of 4.3 dwelling units per acre, provide 3.32 acres of open space (approximately 27 percent of the site), and conform to the policies in the Temescal Canyon Area Plan.

The project is surrounded by the following land use designations: Light Industrial, Medium Density Residential, Medium High Density Residential, and Open Space: Conservation. The project's proposed density, lot size, and building size are consistent and compatible with the existing established homes to the east, south, and west. The project site is the next logical extension of these existing residential communities.

The southwest corner of the project site contains the majority of the hillside slopes. This area is seeking to be changed to Open Space: Recreation land use designation which will be used as open space recreation

North of the project exists vacant parcels that are designated Light Industrial (and further north existing commercial industrial businesses along Knabe Road). The proposed project seeks to change its existing land use designation from Light Industrial to Medium Density Residential. As previously mentioned, the residential expansion of the existing neighborhood communities makes more sense than establishing industrial uses on the project site which would divide these established communities. However, by changing the site's land use designation from Light Industrial to Medium Density Residential, it may create the potential for impacts along the project's northern boundary as it abuts against Light Industrial designation. The vacant parcel north of the project could potentially be developed as industrial and related uses including warehousing/distribution, assembly and light manufacturing, and repair facilities. The proposed project northern boundary has a 6 foot high perimeter block wall which will help mitigate some of the impacts associated with these uses. However, it will be dependent on the applicant of the future industrial development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Riverside County Land Information System and the City of Corona General Plan, the project site is located within the City of Corona Sphere of Influence and designates the project site as Light Industrial. The proposed General Plan Amendment would have an effect by changing the City of Corona's current SOI designation from Light Industrial to Medium Density Residential. Therefore, project proposal (if adopted by the County) would place the City in the same scenario by requiring a General Plan Amendment in order to permit the land use if annexed into the City of Corona. Nonetheless, the proposed General Plan Amendment does not eliminate a significant portion of the current Light Industrial designated area (65.86 acres), but only decreases a portion of Light Industrial land use area (12.3 acres) adjacent to existing residential land uses to the south and east. Furthermore, the City of Corona to date of publication of this study has not provided comments of concern over the proposed land use change. Lastly, the project's residential density will average 4.3 du/ac, consisting of 51 residential lots ranging from 4,000 to 4,945 sq. ft. and will abut similar sized residential lots found along the southern and eastern boundaries of the project. Therefore, impacts in regard to affecting a land use within a city sphere of influence are considered less than significant.

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

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

25. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Land Use Element; Riverside County General Plan

**Findings of Fact:**

a) The project site's current zoning does not allow for the development of single family dwelling units without a General Plan Amendment and Change of Zone. Therefore, in order to be consistent with the General Plan Amendment proposed land use, the proposed development would require a Change of Zone from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Development. The project's residential density of 4.3 dwelling units per acre and minimum 4,000 sq. ft. lots are consistent with the standards in the Planned Residential zone. The project is consistent with the proposed Planned Residential zoning, however, the applicant has requested a variance to encroach 5 feet into the 20 foot front yard setback to accommodate a non-habitable porch. Staff has reviewed the applicant's request for a variance and believes that findings can be made consistent with Section 18.27 of Ordinance No. 348. A portion of the site has significant topological slopes. Approximately 2.2 acres

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(17%) of the 12.3 acre site has significant steep slopes ranging between 36% to 67%, making these areas undevelopable for single family residences. Due to the site's significant topological features, the applicant's developable envelope is restricted to approximately 10 acres. Coupled with other design restrictions such as providing two internal roads for access onto Forest Boundary Road, the project layout is further restricted. The applicant is requesting a variance to encroach 5 feet into the front yard 20 foot setback for a non-habitable porch because of these site constraints limiting lot sizes. Staff contends that a variance could be granted to allow this project the same developmental privileges as other Planned Residential zoned project without these topological constraints. It should also be noted that some planning areas within Specific Plan No. 176 Wild Rose was approved and constructed with 15-foot minimums front yard setbacks. Support for the proposed variance would be consistent with the Wild Rose Specific Plan development that exists today. Staff believes findings can be made to support the applicant's variance request. The inclusion and encroachment of the front yard porch is less than significant impact. The addition of the porch will add to the aesthetic character of the proposed streetscape and overall community design.

Therefore, the variance request is being recommended for approval, consistent with Section 18.27 of Ordinance No. 348. Therefore, the project is consistent with the proposed zone of Planned Residential and the variance section, and therefore impacts are considered less than significant.

b) The project site's current zoning is Manufacturing-Service Commercial, and is being proposed to change to Planned Residential with a density of 4.3 dwelling units per acre and minimum 4,000 sq.ft. lots. The project is surrounded by the following zoning: Residential Agricultural-2 1/2 acre minimum, Residential Agricultural-5 acre minimum, Manufacturing-Service Commercial, Specific Plan No. 317 (The Retreat), and Specific Plan No. 176 (Wildrose). The project's proposed density, lot size, and building size are consistent and compatible with the Specific Plan's density of 2 – 5 dwelling units per acre (MDR) and 5 – 8 dwelling units per acre (MHDR), as well as the existing established homes to the east, south, and west. The project site is the next logical extension of these existing residential communities.

North of the project exists vacant parcels that are zoned Manufacturing-Service Commercial (and further north existing commercial industrial businesses along Knabe Road). The proposed project seeks to change its existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2 acre minimum to Planned Residential and Open Area Combining Zone Residential Development. As previously mentioned, the residential expansion of the existing neighborhood communities makes more sense than establishing industrial uses on the project site which would divide these established communities. However, by changing the site's zoning from industrial to residential, it may create the potential for impacts along the project's northern boundary as it abuts against manufacturing zoning. The vacant parcel north of the project could potentially be developed as light manufacturing including food and textiles manufacturing, metals and lumber manufacturing, electrical equipment, recycling centers, and batch plants. The proposed project northern boundary has a 6 foot high perimeter block wall which will help mitigate some of the impacts associated with these uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

c) The project is located in between three established residential communities to the east, south and west. The project's proposed density, lot size, and building size are consistent and compatible with these residential neighborhoods. The residential expansion of the existing neighborhood communities makes more sense than establishing industrial uses on the project site which would divide these

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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established communities. There is vacant land north of the project, however, these vacant lands has the potential to be developed as industrial manufacturing, consistent with the existing industrial uses north of the project along Knabe Road. The proposed project northern boundary has a 6 foot high perimeter block wall which will help mitigate some of the impacts associated with these uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

d) The project is consistent with the Riverside County General Plan and Temescal Canyon Area Plan.

e) The project will not disrupt or divide the physical arrange of an established community. On the contrary, the proposed project seeks to complete the established existing neighborhood by developing a residential community on the project site.

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

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

**MINERAL RESOURCES** Would the project

**26. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has available geologic information indicates that mineral deposits are likely to exist, however, the significant of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the immediate area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The



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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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from nearby proposed, existing or abandoned quarries or mines. No impact will occur.

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

**27. 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, Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**28. Railroad Noise**

NA     A     B     C     D                

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Local Circulation Policies, "Rail"

Findings of Fact: There are no railroad tracks in the vicinity of this project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Highway Noise**

NA     A     B     C     D                

Source: Riverside County General Plan, Circulation Element

Findings of Fact: The project is not directly adjacent to any Highway. The closest highway, Interstate 15 freeway is 0.10 miles east of the project. The Department of Industrial Hygiene reviewed the project that no noise study was required and determined that noise from the freeway was less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, Review by Department of Industrial Hygiene

Findings of Fact: The vacant parcel north of the project could potentially be developed as light manufacturing including food and textiles manufacturing, metals and lumber manufacturing, electrical equipment, recycling centers, and batch plants. The Department of Industrial Hygiene reviewed the noise impacts of the project and determined a noise study was not required. The proposed project's northern boundary has a 6 foot high perimeter block wall which will assist in reducing some of the existing noise impacts, as well as the potential future noise impacts associated with the industrial uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>31. Noise Effects on or by the Project</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Noise review by Department of Industrial Hygiene

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct 51 single family residential buildings on 12.3 acres, which is similar to the existing residential neighborhood to the east, south and west. The Department of Industrial Hygiene reviewed the project and determined that a noise study was not required due to the relatively low classification of roadway (number of lanes) for Forest Boundary Road, and that the County's standard noise conditions would be applied and adequate for the level of noise anticipated (COA 10.PLANNING.23) and generated by the project. A 6-foot high block wall will be constructed along the project's perimeter which will provide noise attenuation from and to surrounding sources. In addition, the construction of the project will be required to be consistent with State building code which will provide further sound attenuation through building materials. The noise generated from the project is consistent with the surrounding residential communities. Therefore, impacts are 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. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community (COA 10.PLANNING.23):

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.

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. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

c) Future residents located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Housing</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Housing Element

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

- a) The project site is currently used for RV storage, container storage, livestock raising and horse stable boarding. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently used as agricultural land. No impact will occur.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e-f) The project will generate approximately 174 residents within the unincorporated portion of the Temescal Valley area. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 471,500 is projected for 2020 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.

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

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

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

**33. Fire Services**

**Source:** Riverside County General Plan Safety Element; Google Maps 2013.

**Findings of Fact:**

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Corona Fire Station 7, located 2.3 miles northwest of the project site.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.18). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all

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projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

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

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

**34. Sheriff Services**

**Source:** Riverside County Sheriff's Department,

**Findings of Fact:**

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.18). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

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

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

**35. Schools**

**Source:** Coachella Valley Unified School District; Google Maps 2013.

**Findings of Fact:** The project site is located within the Corona-Norco Unified School District (CNUSD). The nearest schools to the project site are Temescal Valley Elementary, located at 22950 Claystone Avenue, approximately 0.68 miles southeast and Woodrow Wilson Elementary, located at 750 Spyglass Drive within the City of Corona. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

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

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

**36. Libraries**

**Source:** Riverside County General Plan; Google Maps 2013.

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**Findings of Fact:**

The closest library to the project site is the El Cerrito Branch Library, located at 7581 Rudell Road in an unincorporated portion just outside of City of Corona, at approximately 3.14 miles to the northwest of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.18). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

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

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

**37. Health Services**

**Source:** Riverside County General Plan

**Findings of Fact:**

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Kaiser Permanente Corona Medical Offices, located at 2055 Kellogg Avenue in the City of Corona, approximately 5.4 miles northwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

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

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

**RECREATION**

**38. Parks and Recreation**

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

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Site Plan; Google Maps 2013.

Findings of Fact:

a) The project will include the construction of 51 residential units within the project site. The proposed landscape conceptual plan shows that the project will include one private neighborhood park provided with concrete walkway and DG footpath, park benches, shaded canopy with picnic tables barbeque area, basketball half court and a tot lot all within the interior of the project site. The nearest public park to the project site is Eagle Glen Park, located at 4190 Bennett Avenue, Corona at approximately 2.14 miles northwest. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. Therefore, impacts are considered less than significant.

b) The project will include one private neighborhood park that will be open to residents. The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore impacts are considered less than significant.

c) The project will be managed by the formation of a Homeowners Association (HOA), which will be responsible for managing and maintaining the private neighborhood park's landscaping and recreational amenities. The HOA assigned to the project development will require all residents within the project development to pay a monthly HOA fee directed towards the maintenance of the park and all other associated open space lots within the tract development. This is a standard condition of approval and is not considered mitigation under CEQA. Therefore, the project's impact towards payment of park fees will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Recreational Trails**

Source: Riverside County General Plan;

Findings of Fact: The project development will not provide recreation trails as the project area will be a private, gated neighborhood limited in size (12.3 acres). However, the project will provide a concrete walkway and DG footpath for the proposed private neighborhood park, which will serve its local residents for local recreational purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**TRANSPORTATION/TRAFFIC** Would the project

**40. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the perform-



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

Source: Transportation Department project review December 2014. Abbreviated Traffic Report prepared by RK Engineering dated February 12, 2015

Findings of Fact:

a-b) The project will not conflict with an applicable plan, ordinance, policy or a congestion management program. As determined through review and conclusion by Riverside County Transportation Department the size (51-lot tract home development) and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposed 51 single-family dwelling units would not generate 100 or more peak hour trips. Even though the project is exempt from a traffic study, an abbreviated traffic study was prepared to analyze traffic impacts created by the project. The study indicates that the project is not expected to have a significant impact in the project area. During AM peak hour, the project traffic is expected to increase the delay at the study area by less than one second. The PM peak hour is not expected to have a change in delay. Therefore the project will not have a significant traffic impact at the study area intersection. The project is consistent with all County transportation plans. It was also determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project will not generate significant amounts of vehicle trips to significantly impact the level of service standards in the vicinity,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and therefore will not create any significant traffic congestion. Forest Boundary Road is not designated on the County's General Plan Circulation Element and will not impact the Circulation Element. Therefore, impacts in this regard are considered less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The proposed project will provide two access points on Forest Boundary Way for its residents to use. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. However, there is a potential significant hazard with the lack of secondary access to the project. If there as an accident that cause an obstruction at the intersection of Knabe Road and Forest Boundary Road north of the project, residents would be potentially trapped as Forest Boundary Road southbound is controlled by an electronic gate, which is only accessible to residents of The Retreat (and emergency service vehicles). Therefore to avoid this hazard and provide a secondary point of access to the site, the project has been conditioned to secure secondary access prior to map recordation (COA 50.TRANS.19). The potential secondary access may require the need to create new roads. Therefore, impacts are considered less than significant with mitigation measures incorporated.

g) The project will not cause an effect upon circulation during the project's construction. The project will be required to submit to RTLMA for review and approval a staging plan to identify the location(s) for onsite and off-site construction equipment, mechanized equipment and building materials. Therefore, impacts in this regard are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses with the mitigation measure incorporated (see section 40 e and f) (COA 50.TRANS.19). The project will be required to obtain a written agreement with The Retreat Home Owners Association securing access to The Retreat gates. Therefore, impacts in this regard are considered less than significant with mitigation measures incorporated.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project is a private, gated community that will provide adequate internal pathways and sidewalks, and will connect to outside regional bike paths and trails. Impacts will be less than significant.

**Mitigation:** Prior to recordation, the applicant shall provide evidence to the Transportation Department that they have secured an acceptable form of secondary access to the project site.

**Monitoring:** Building & Safety Department, Planning Department

**41. Bike Trails**

**Source:** Temescal Canyon Area Plan, Figure 8 "Trails and Bikeway System"; Riverside County General Plan,

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**Findings of Fact:**

There are no bike trails within the immediate vicinity of the project area. No impact will occur.

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

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**42. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County Land Information System;

**Findings of Fact:**

a) The project's water needs will be served by the Lee Lake Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or 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.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

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

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

**43. Sewer**

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

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

- a) The project's wastewater needs will be served by the Lee Lake Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or 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.
- b) There is a sufficient wastewater capacity available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

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

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

**44. Solid Waste**

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

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

**Findings of Fact:**

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.
- b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

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

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

**45. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Energy Conservation**

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

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

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have 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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**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

48. 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: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

49. 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: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

File: EA.PP10130R3

Revised: 3/19/2015 10:08 AM

TRACT MAP Tract #: TR35249

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

Tentative Tract Map proposes a Schedule A subdivision to create 51 single family residential lots with a minimum lot size of 4,000 square feet, 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

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

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

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

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



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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. 35249 shall be henceforth defined as follows:

TENTATIVE MAP =

Tentative Tract Map No. 35249, Amended No. 2, dated 2/26/15.

Exhibit B & C, Building Elevations and Floor Plans, dated 12/8/14

Exhibit F, Fire Plan, dated 8/14/14

Exhibit L, Landscaping Plan, dated 8/14/14

Exhibit P, Porch Design, dated 12/23/14

Exhibit S, Site Plan, dated 2/26/15

Exhibit T, Lot Typicals, dated 12/10/14

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.

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 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)

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10. GENERAL CONDITIONS

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

shall be in place at the end of each working day.

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

10.BS GRADE. 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.

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10. GENERAL CONDITIONS

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 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. 20                    MAP - CRIB/RETAIN'G WALLS                    RECOMMND

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 24                    MAP - FINISH GRADE (cont.)                    RECOMMND

the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    LLWD WATER AND SEWER SERVICE                    RECOMMND

All lots under Tract Map 35249 are proposing to receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2                    RETENTION BASIN(S)-NO VECTORS                    RECOMMND

All retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3                    ENV CLEANUP PROGRAM-COMMENTS                    RECOMMND

Based on the information provided in the Phase 1 Environmental Site Assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or naturally occurring hazardous material is discovered at the site, a Phase 2 and/or 3 Environmental Site Assessment may be required at the discretion of the Department of Environmental Health, Environmental Cleanup Programs (DEH-ECP).

For further information, please contact DEH-ECP at (951) 955-8980.

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

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10. GENERAL CONDITIONS

10.FIRE. 1                    MAP-#50-BLUE DOT REFLECTORS (cont.)                    RECOMMND  
of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2                    MAP-#16-HYDRANT/SPACING                    RECOMMND  
Schedule \_ fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT                    RECOMMND  
Tract 35249, Amendment No. 2, is a request to subdivide an approximately 12.3-acre site for single family residential use. The development also includes landscaping lots, a park lot, open space lots and a water quality basin. The site is located in the Temescal Canyon area on the west side of Forest Boundary Road, north of Retreat Parkway and south of Bedford Motor Way. The District did not receive or review the original submittal of Tract 35249. Change of Zone 01137 is being processed concurrently with this proposal.

The mass grading of the surrounding area along with the construction of street and drainage improvements associated with the surrounding development under Specific Plan 317 (The Retreat) has significantly changed the area's natural landscape. The topography of the site is a small valley with a mild northeasterly slope surrounded by steep hills or manufactured slopes. A 30-inch storm drain, along with terrace drains from the manufactured slopes, concentrates storm runoff at the west end of the site. These flows then proceed northeasterly through the northwesterly corner of the site. The southerly boundary of the site receives a small amount of runoff from the manufactured slopes of the adjacent developments (Tract 30444 and Parcel Map 32494).

The exhibit indicates runoff at the west end of the site will be collected and conveyed in an underground storm drain from the west end of the site under "A" Street then

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

turn north between Lots 16 and 17 (Lot "B") and discharge these flows onto the adjacent property. If the capacity of the inlet at the west end is exceeded, emergency overflow would take flows in a concrete driveway/channel to "A" Street. The upstream inlet works is located outside of the tract boundary and permission for this work from the property owner will be required. The location of the outlet for this storm drain is outside of the tract boundary and permission for this work from the property owner will be required. The inlet and outlet should be located within drainage easements and maintenance access should be provided.

The offsite flows along the southerly boundary are collected and conveyed by V-ditches and down drains into the development which eventually enter the street system. These flows, along with all of the development's onsite runoff, continue easterly toward catch basins located in either "A" street or "C" Street near Forest Boundary Road. Flows from these catch basins are conveyed in an underground storm drain and discharged into the water quality basin. A small amount of runoff tributary to Forest Boundary Road is also collected and conveyed to the water quality basin. Flows discharged from the basin are conveyed northerly in a proposed underground storm drain and eventually connect to an existing storm drain system located in Forest Boundary Road approximately 250-feet north of the site.

There are no District maintained facilities proposed with this subdivision request. The Water Quality Management Plan (WQMP) and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - PDA04867R1

RECOMMND

County Archaeological Report (PDA) No. 4867 submitted for this project (TR35249) was prepared by Chris Purtell with Duke Cultural Resources Management, LLC and is entitled: "Cultural and Paleontological Resources Assessment Forest Boundary Project Tentative Parcel Map No. 35249, Riverside County California ," dated August 12, 2014. This report was not accepted by the County Archaeologist

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - PDA04867R1 (cont.)

RECOMMND

and report comments (request for revisions) were requested and sent to the consultant September 03, 2014.

Revised County Archaeological Report (PDA) No. 4867r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated September 24, 2014. This report was received on September 25, 2014 and accepted by the County Archaeologist on the same day.

(PDA) No 4867r1 concludes that there are no historic or archaeological resources located within the proposed project boundaries.

(PDA) No 4867r1 recommends that in the event unanticipated resources are identified during construction that an archaeologist shall assess the find and make recommendations.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

a) 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.

b) 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



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10. GENERAL CONDITIONS

10.PLANNING. 2                   MAP - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)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. 3                   MAP - IF HUMAN REMINAS FOUND                   RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

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10. GENERAL CONDITIONS

10.PLANNING. 3                   MAP - IF HUMAN REMINAS FOUND (cont.)                   RECOMMND

(1)The MLD identified fails to make a recommendation; or  
(2)The landowner or his authorized representative rejects  
the recommendation of the MLD, and the mediation.

10.PLANNING. 4                   MAP - PDP01476R1                   RECOMMND

County Paleontological Report (PDP) no. 1476r1, submitted  
for this project (TR35249) was prepared by Benjamin  
Scherzer, M.S. and Chris Purtell, M.A., with Duke Cultural  
Resources Management LLC and is entitled "Paleontological  
Resources Assessment for the Forest Boundary Project,  
Temescal Valley! Riverside County, California dated  
September 26, 2014.

PDP01476r1 concludes that there is a low sensitivity for  
Paleontological resources within the project boundaries.  
PDP01476r1 recommends that a program to mitigate adverse  
impacts to Paleontological resources is not necessary.

10.PLANNING. 6                   USE - GEO02366                   RECOMMND

County Geologic Report (GEO) No. 2366, submitted for this  
project (TR35249) was prepared by GeoTek, Inc. and is  
entitled: "Geotechnical Evaluation For APN 282-180-006  
Proposed Single-Family Residential Development Corona Area,  
Riverside County, California", dated May 17, 2013. In  
addition, GeoTek submitted the following documents for this  
project:

"Updated Geotechnical Evaluation for Proposed Single-Family  
Residential Development Tentative Tract Map No.35249 Corona  
Area, Riverside County, California", dated March 3, 2014.

Response to Riverside County Review Comments Re: County  
Geologic Report No. 2366 "Geotechnical Evaluation For APN  
282-180-006 Proposed Single-Family Residential Development  
Corona Area, Riverside County, California", dated May 8,  
2014.

These documents are herein incorporated as a part of  
GEO02366.

GEO02366 concluded:

- 1.No active or potentially active fault is known exist at  
this site.
- 2.No active faulting on the subject property or in the  
adjacent areas.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - GEO02366 (cont.)

RECOMMND

3.No evidence of perched groundwater or localized seepage due to variations in rainfall, irrigation practices, and other factors.

4.The potential for hydro-consolidation and the associated settlement is not considered to be a significant design constraint.

5.The liquefaction potential on the site is considered negligible.

6.The potential for landsliding is considered negligible.

7.Surficial instabilities of slopes were not observed.

8.There is a potential for out-of-slope bedding to occur within the lower portion of the proposed cut slopes located on the southerly side of the property.

9.The potential for secondary seismic hazards such as a seiche or tsunami is considered negligible.

GEO02366 recommended:

1.Existing site fill materials are not suitable to support structural site improvements and are recommended to be entirely removed.

2.Remedial grading may be required to mitigate the out-of-slope bedding conditions.

3.Areas of planned grading or improvements should be cleared of existing improvement, vegetation, roots, trash and debris and properly disposed of offsite.

4.All of the undocumented fill and the upper three (3) to five (5) feet of alluvial soils should be completely removed within the structural grading limits.

GEO No. 2366 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2366 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County 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.

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

10. GENERAL CONDITIONS

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. 10                    MAP - FINAL PLAN OF DEVELOPMNT                    RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

10.PLANNING. 13                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Planned Residential (R-4) zone.

10.PLANNING. 18                    MAP - ORD NO. 659 (DIF)                    RECOMMND

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

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