

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

715B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 26, 2015

SUBJECT: CHANGE OF ZONE NO. 7649, ORDINANCE NO. 348.4807 and TENTATIVE TRACT MAP NO. 34676 – adopt a Mitigated Negative Declaration – Applicant: L&J Ranch Development, LLC – Third Supervisory District – Location: Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres – REQUEST: The Change of Zone proposes to change the zoning of the project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-11000). The Tentative Tract Map proposes a Schedule “A” subdivision of 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460.

1. THE PLANNING COMMISSION RECOMMENDED that the Board of Supervisors:

ADOPT THE MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 41920 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: *Alex Gann*
Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: *MARIN L. WATTS-BAZAN* DATE: 8/6/15
Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3

Agenda Number

16-2

APPROVE CHANGE OF ZONE NO. 7649 amending the zoning classification for the subject property from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4807 amending the zoning in the Rancho California Area shown on Map No. 2.2376 Change of Zone No.7649 attached hereto and incorporated herein by reference; and,

APPROVE EXCEPTION to Ordinance No. 460 Section 3.8.c (lot depth to width ratio) for lot number 14 based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 34676, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

2. STAFF RECOMMENDS that the Board of Supervisors:

ADOPT the Planning Commission's Recommendation with a modification to **TENTATIVE TRACT MAP NO. 34676** to include Condition of Approval 50.TRANS.18 MAP - OFF-SITE ACCESS.

BACKGROUND:
Summary

Change of Zone No. 7649 proposes to change the zoning of the project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-11000).

Exception to Ordinance No. 460, Section 3.8.c requests an exception to the lot width to depth standard ratio of 1 to 2.5 for lot number 14 which has a proposed width to depth ratio of 1 to 3.2.

Tentative Tract Map No. 34676 proposes a Schedule "A" subdivision of 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin. The project proposes to improve and create new roads to provide access to the 22 newly subdivided lots within a gated community.

Condition of Approval 50.TRANS.18 MAP – OFF-SITE ACCESS is recommended to be added to the project because as part of the review of the final package for the Board of Supervisors, the Director of Transportation and Land Management determined that it was necessary to add this condition to meet the secondary access requirements for the project. This condition requires the project applicant to contribute to the extension of Anza Road and Rio Linda Road which will provide easterly access to the project site.

The proposed project was presented to the Planning Commission on May 20, 2015. The Planning Commission voted 5-0 to recommend approval of Change of Zone No. 7649 and Tentative Tract Map No. 34676, and to adopt the Mitigated Negative Declaration.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7649, ORDINANCE NO. 348.4807, TENTATIVE TRACT MAP NO.
34676,**

DATE: June 26, 2015

PAGE: Page 3 of 3

ATTACHMENTS:

- A. May 20, 2015 Planning Commission Staff Report
- B. May 20, 2015 Planning Commission Meeting Minutes
- C. Ordinance No. 348.4807

1 ORDINANCE NO. 348.4807

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2376, Change of Zone Case No. 7649" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

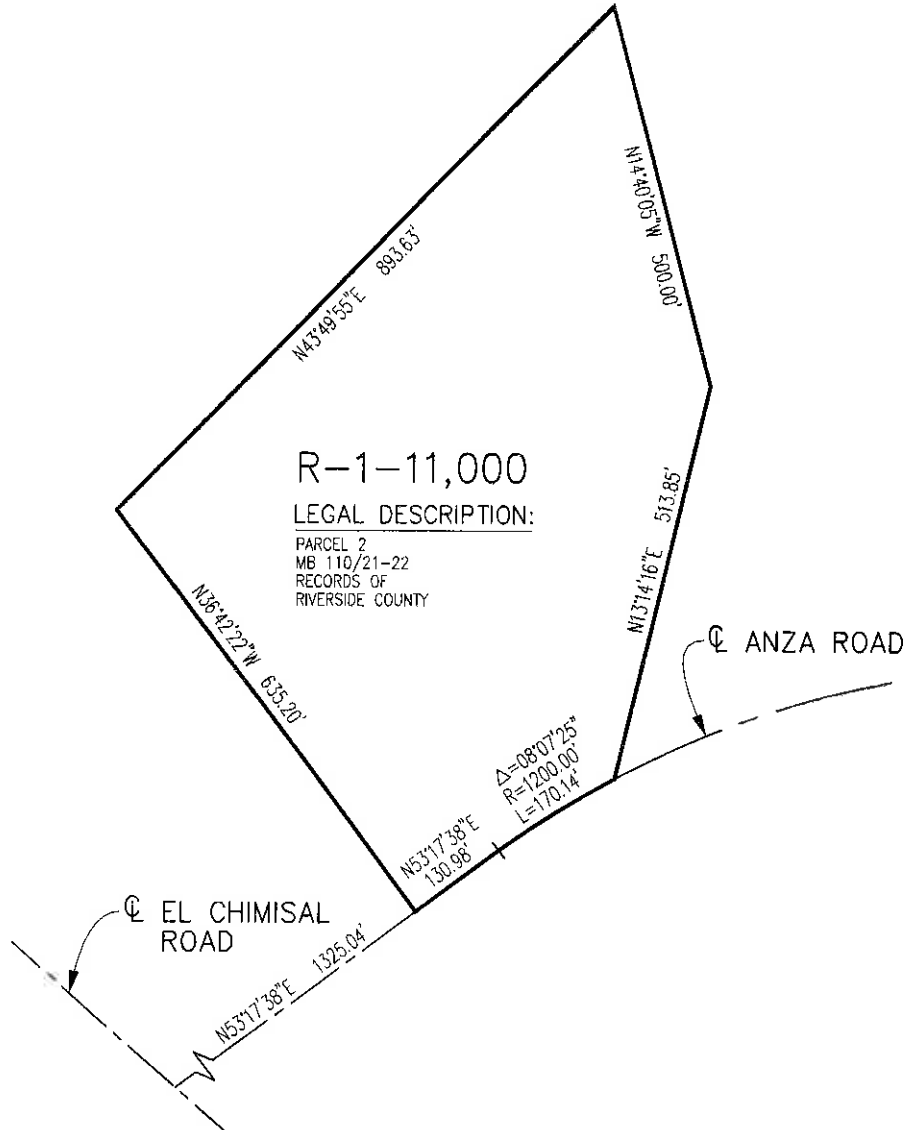
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 August 6, 2015

25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

RANCHO CALIFORNIA AREA
 PAUBA RANCHO, T. 8 S., R. 2 W., S.B.M.



R-1-11,000

LEGAL DESCRIPTION:

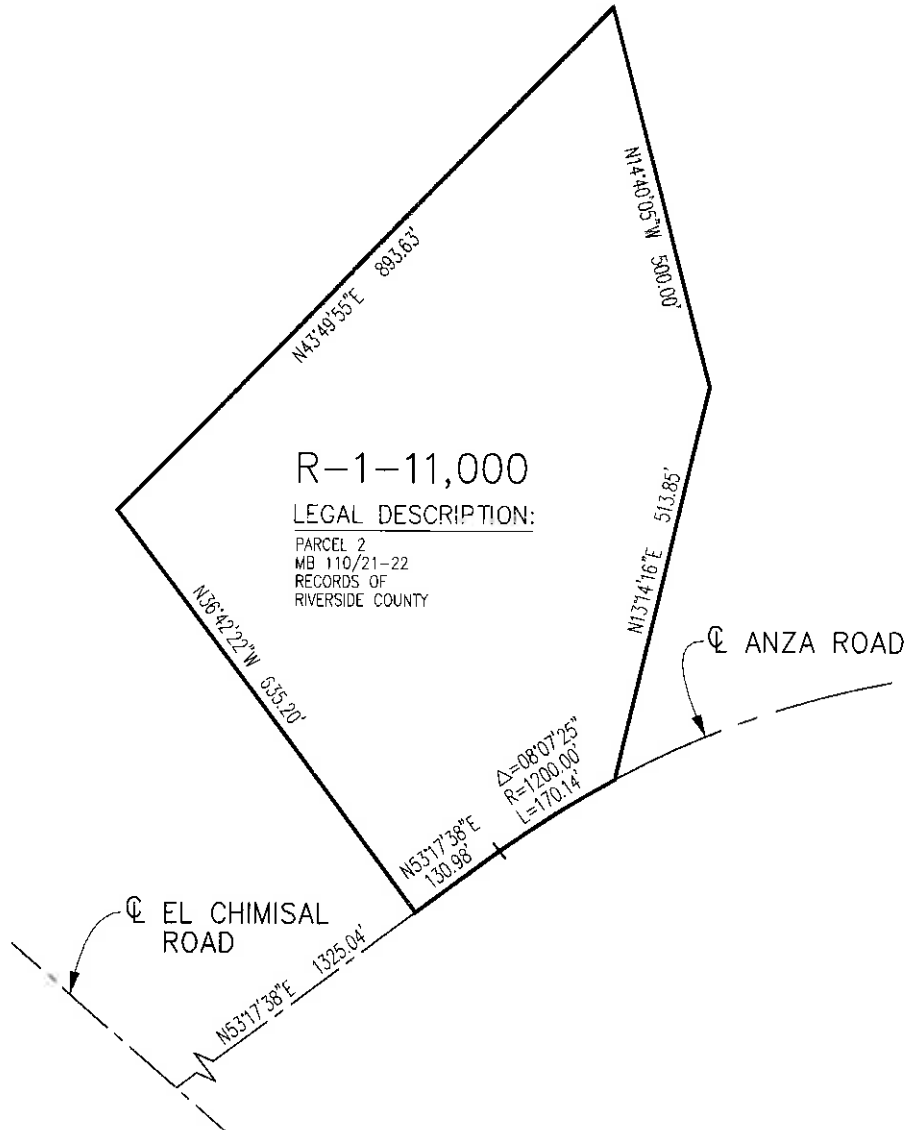
PARCEL 2
 MB 110/21-22
 RECORDS OF
 RIVERSIDE COUNTY

R-1-11,000 — ONE-FAMILY DWELLINGS, 11,000 FT. MIN. LOT SIZE

MAP NO. 2.2376
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7649
 ADOPTED BY ORDINANCE NO. 348.4807
 DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA
PAUBA RANCHO, T. 8 S., R. 2 W., S.B.M.



R-1-11,000

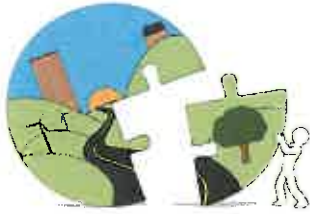
LEGAL DESCRIPTION:

PARCEL 2
MB 110/21-22
RECORDS OF
RIVERSIDE COUNTY

R-1-11,000 — ONE-FAMILY DWELLINGS, 11,000 FT. MIN. LOT SIZE

MAP NO. 2.2376
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7649
ADOPTED BY ORDINANCE NO. 348.4807
DATE _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS





Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: May 19, 2015
TO: Planning Commission
FROM: Mark Corcoran, Project Planner
RE: **Item 3.3 -- TR34676, CZ7649**

Planning Commission:

- The following Conditions of Approval were edited to state the following:
 - 10.EVERY. 2 MAP DEFINITIONS
The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34676 shall be henceforth defined as follows:


TENTATIVE MAP = Tentative Tract Map No. 34676, dated December, 2013.

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

EXHIBIT W = Comprehensive Landscape, Wall & Fence Plan, dated May 8, 2015.
 - 90.PLANNING. 3 MAP – BLOCK WALL ANTIGRAFFITI
All constructed block walls shall be finished with an anti-graffiti coating.
 - 90.PLANNING. 7 MAP – FENCING COMPLIANCE
In accordance with EXHIBIT W, a five foot tall tubular steel fence shall be built along the northwestern and southwestern project boundaries, and a six foot tall split face decorative block wall shall be built along the northeastern and southeastern project boundaries and the western road right-of-way of the proposed Street A.
- The attached letter commenting on the Environmental Assessment was received on May 14, 2015. Staff responses to the comment letter are also attached.

Agenda Item No.: **3.3**
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Mark Corcoran
Planning Commission: May 20, 2015
Continued From: April 15, 2015

TENTATIVE TRACT MAP NO. 34676
CHANGE OF ZONE NO. 7649
ENVIRONMENTAL ASSESSMENT NO. 41920
Applicant: L&J Ranch Development, LLC
Engineer/Rep: CSL Engineering, INC.


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 34676 proposes a Schedule "A" subdivision of 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460. The project proposes to improve and create new roads to provide access to the 22 newly subdivided lots within a gated community.

TENTATIVE CHANGE OF ZONE NO. 7649 proposes to change the zoning of the project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-11000).

The project site is southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.

FURTHER PLANNING CONSIDERATIONS:

This item was continued from the April 15, 2015 Planning Commission meeting because it was determined that lot 14 exceeds the lot width to depth requirement of Section 3.8.C of Ordinance 460 and an application for an exception to the standard had not been received or reviewed by staff.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use (Ex. #5): The project site is designated as Community Development: Medium Density Residential (CD: MDR).
- 2. Surrounding General Plan Land Use (Ex. #5): All surrounding property is designated as Community Development: Medium Density Residential (CD: MDR)
- 3. Surrounding Zoning (Ex. #2): Northerly: One Family Dwellings, 12,000 Square Foot Minimum (R-1-12000); Easterly: Residential

- Agricultural, Five Acre Minimum (R-A-5); Southerly: One Family Dwellings (R-1) and Residential Agricultural (R-A); Westerly: One Family Dwellings, 18000 Square Foot Minimum (R-1-18000)
4. Proposed Zoning (Ex. #3): One family dwellings, 11,000 Square Foot Minimum (R-1-11000)
5. Existing Land Use (Ex. #1): There is one single family home on the site.
6. Surrounding Land Use (Ex. #1): Northerly and Westerly: Single Family Residential; Easterly and Southerly: Vacant
7. Project Data: Total Acreage: 10.27
8. Environmental Concerns: See attached EA No.41920

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT THE MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 41920 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE CHANGE OF ZONE NO. 7649 amending the zoning classification for the subject property from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C (lot depth to width ratio) for lot number 14 based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 34676, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached Environmental Assessment No. 41920, which is incorporated herein by reference.

1. The proposed project will have approximately two dwelling units per acre which is in conformance with the required building intensity range of the Community Development: Medium Density Residential (CD: MDR) Land Use Designation of two to five dwelling units per acre. In addition, the proposed project will be in conformance with all other elements of the Riverside County General Plan.

2. The proposed Tract Map and Change of Zone from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000) are consistent with the existing General Plan Land Use Designation of Community Development: Medium Residential (CD: MDR) because the building intensity of the proposed project of 2.1 dwelling units acre will conform to the CD: MDR building intensity range of two to five dwelling units per acre, and because the area of each of the proposed lots will be within the CD:MDR allowed lot size range of 5,000 to 20,000 square feet.
3. The project area is surrounded by properties which have the land use designation of Community Development: Medium Density Residential (CD: MDR).
4. The development standards of the proposed One Family Dwelling, 11,000 Square Foot Minimum (R-1-11,000) zone require a minimum lot size of 11,000 square feet. The proposed project will conform to this standard because the smallest proposed lot, Lot 12, is 11,069 square feet.

The development standards of the proposed R-1-11,000 zone require a minimum average lot width of 60 feet. The proposed project will conform to this standard because the smallest average lot width of the proposed project will be 67 feet for Lot 10.

The development standards of the proposed R-1-11,000 zone require a minimum average lot depth of 100 feet. The proposed project will conform to this standard because the smallest average lot depth of the proposed project will be 111.5 feet for Lot 12.

The development standards of the proposed R-1-11,000 zone require that a lot have a minimum lot frontage of 35 feet. The proposed project will conform to this standard because Lot 12 will have the least amount of street frontage within the proposed project with 55 feet of frontage.

The proposed project will conform to the development standards of the proposed R-1-11000 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

5. The project area is surrounded by properties which are zoned One Family Dwellings, 12000 Square Foot Minimum (R-1-12000) to the north, Residential Agricultural, Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south and One Family Dwellings, 180000 Square Foot Minimum (R-1-18000) to the west.
6. Single family homes have been constructed to the north and west of the project site and vacant lots are located to the south and east.
7. The proposed project is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan (MSHCP) and is not required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR).
8. Staff reviewed the proposed map and found that lot 14 will exceed the lot width to depth ratio of 1 to 2.5 listed in Section 3.8.C of Ordinance No. 460. The applicant submitted a request for an exception to Section 3.8.C due to the irregular shape of the proposed project and further stated that lot 14 has a lot width to depth ratio of 1 to 3.2.

9. Section 3.1.C. of Ordinance No. 460 provides, in pertinent part, that exceptions from Ordinance No. 460 requirements relating to design of the land division shall be granted only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.
10. The proposed project is irregularly shaped due to the inconsistent north-to-south width of the project site. Additionally, the topography along the southeastern boundary of the project site, which will include a Home Owner's Association Easement for slope maintenance and drainage, impacted the shape and size of the proposed lots. Modifying the width to depth ratio for one lot, lot 14, will not result in any impacts to vehicular circulation or access for emergency vehicles. Therefore, the modification to the lot width to depth ratio for lot 14 will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. All other aspects of the project comply with the requirements for a Schedule "A" subdivision as well as all other provisions of Ordinance No. 460.
11. In response to public comments received, the applicant will install a tubular steel fence along the western and northern project boundaries and a six foot tall decorative block wall along the western road right-of-way of Street A. The tubular steel fence and decorative block wall will serve to shield the current adjacent residences from the potential noise and vehicle headlight glare broadcast from Street A.
12. The proposed subdivision is not located within a High Fire Area or State Responsibility Area.
13. Environmental Assessment No. 41920 identified the following potentially significant impacts:
 - a) Biological Resources
 - b) Cultural Resources
 - c) Hydrology / Water Quality

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

CONCLUSIONS:

1. The proposed project is consistent with the proposed One Family Dwelling, 11000 Square Foot Minimum (R-1-11000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
2. The public's health, safety, and general welfare are protected through project design.
3. Permitting an exception from Section 3.8.C of Ordinance 460 for lot 14 will not be detrimental to the public health, safety, or welfare and it would not be damaging to the other property in the vicinity. In all other aspects the Tentative Tract Map proposal is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The proposed project will not have a significant effect on the environment.

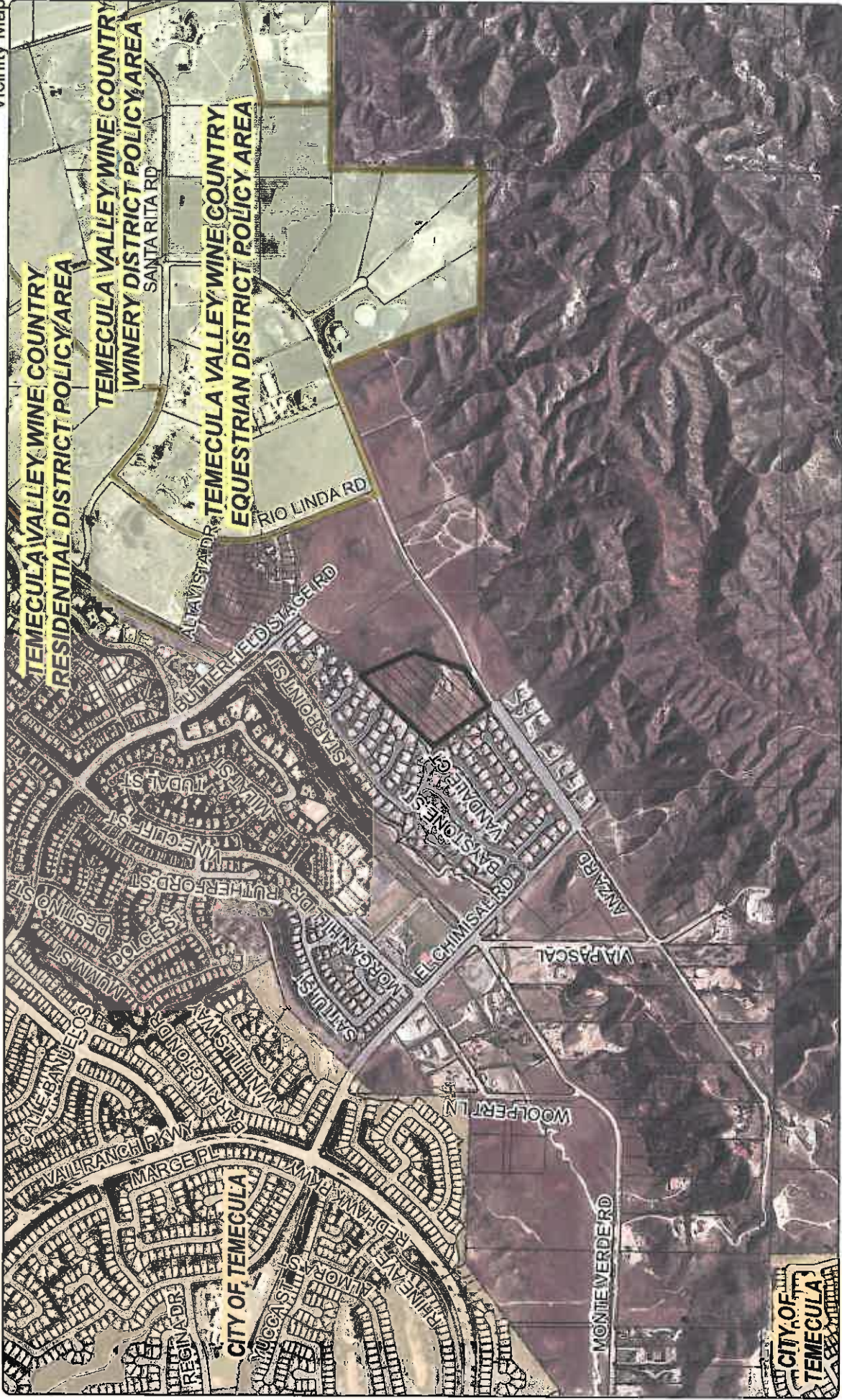
INFORMATIONAL ITEMS:

1. As of this writing, three letters opposing the project have been received. One of the letters included an attachment with the signatures of 79 individuals.
2. The project site is not located within:
 - a. County Service Area;
 - b. Sphere of Influence;
 - c. Liquefaction Area;
 - d. A dam inundation area;
 - e. Airport Influence Area;
 - f. A 100 year flood zone; or,
 - g. A Recreation & Park District.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
4. The subject site is currently designated as Assessor's Parcel Number: 966-380-005.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07649 TR34676
VICINITY/POLICY AREAS

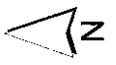
Supervisor Washington
 District 3

Date Drawn: 03/27/2015
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07649 TR34676

Supervisor Washington
District 3

Date Drawn: 03/27/2015

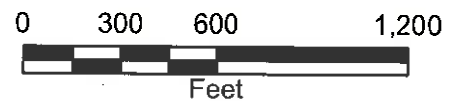
LAND USE

Exhibit 1



Zoning Area: Rancho California

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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

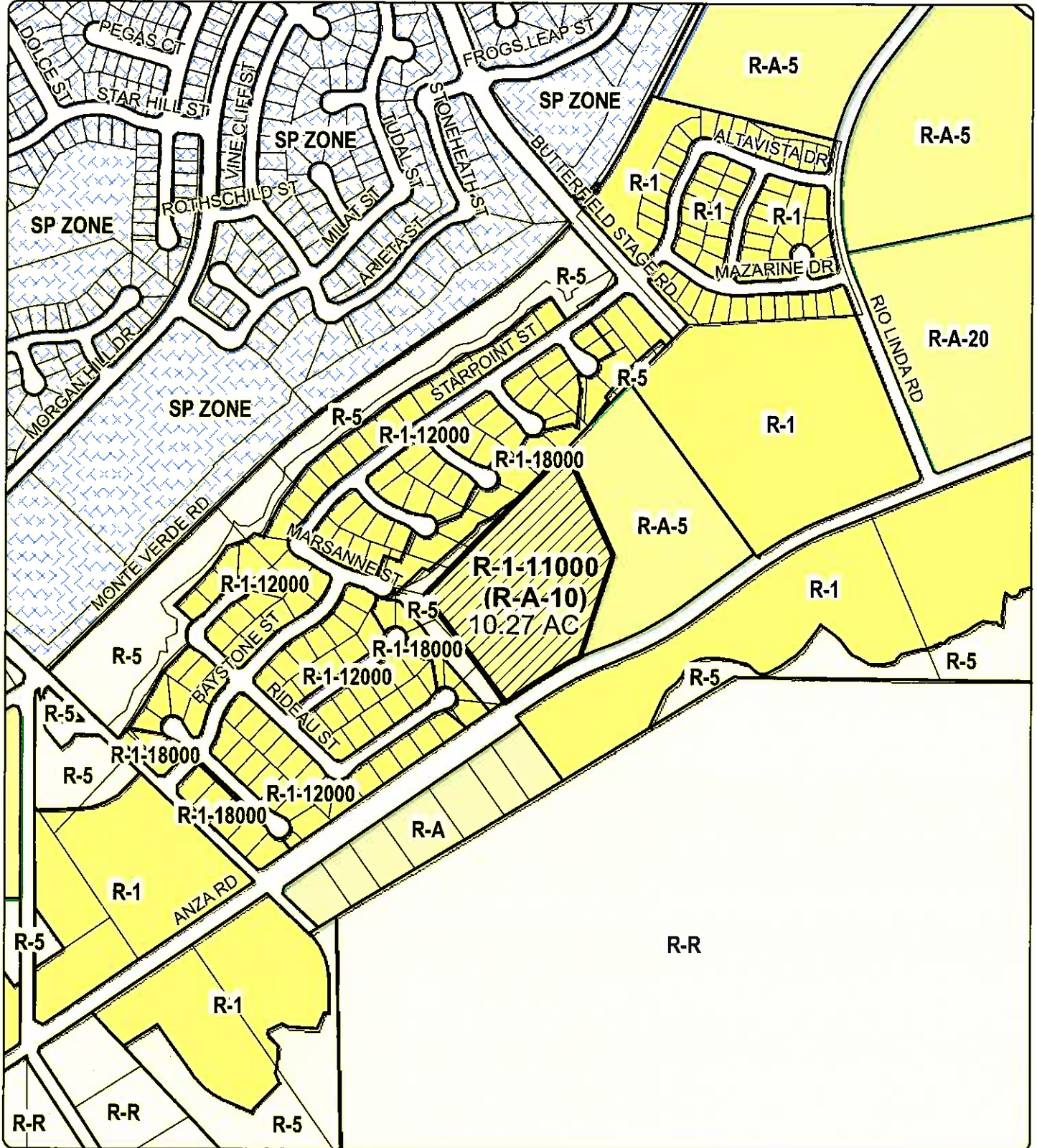
CZ07649 TR34676

Supervisor Washington
District 3

Date Drawn: 03/27/2015

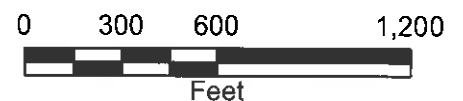
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

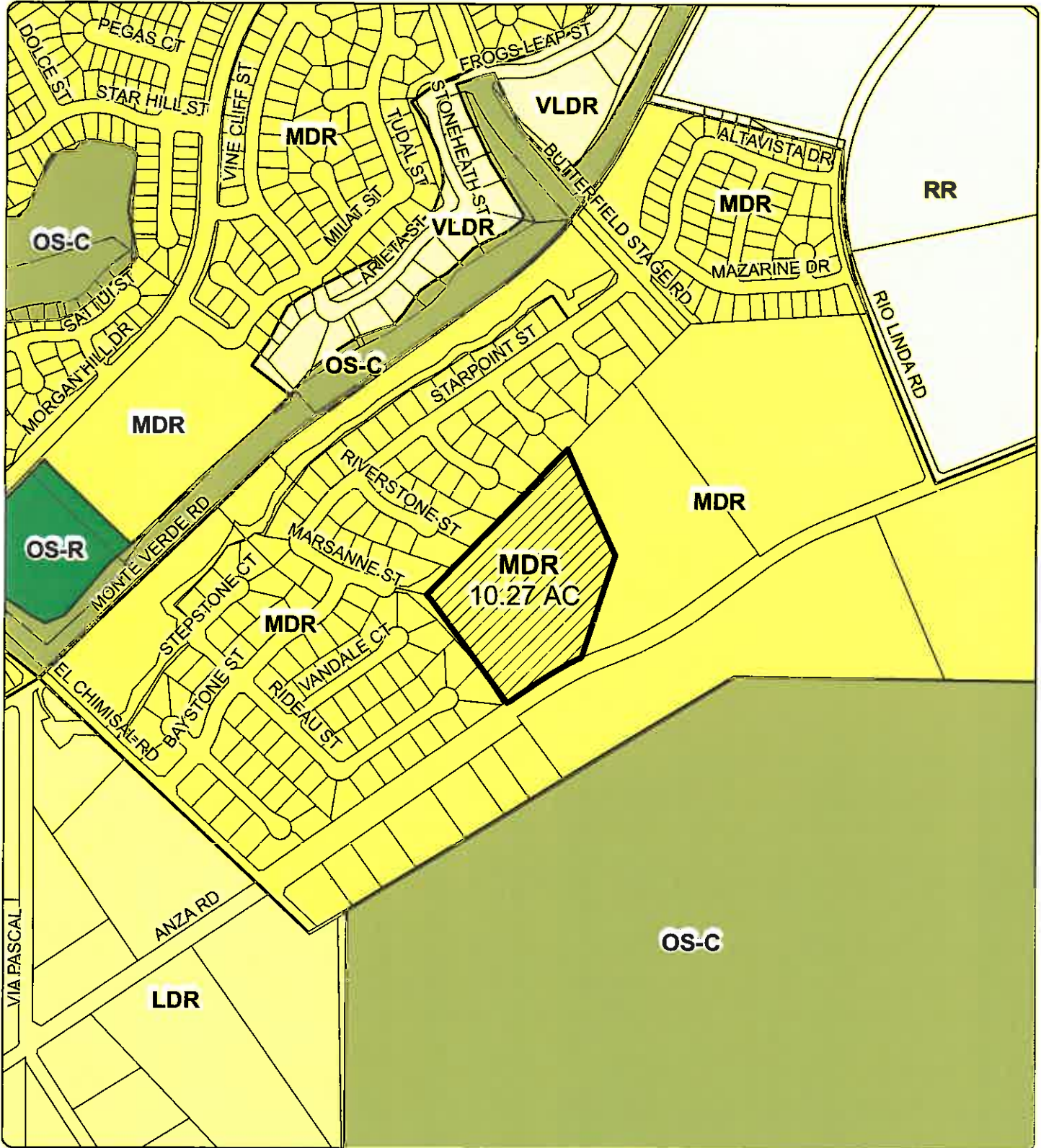
CZ07649 TR34676

EXISTING GENERAL PLAN

Supervisor Washington
District 3

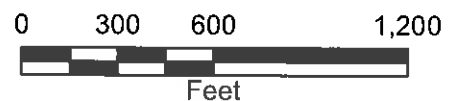
Date Drawn: 03/27/2015

Exhibit 5

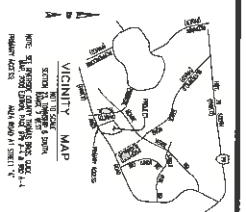


Zoning Area: Rancho California

Author: Vinnie Nguyen



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UNINCORPORATED AREA OF RIVERSIDE COUNTY
TENTATIVE TRACT
MAP NO. 34676
 (AMENDED MAP NO. 1)
SCHEDULE "A" SUBDIVISION
COMPREHENSIVE LANDSCAPE, WALL & FENCE PLAN

SCHOOL DISTRICT:
 RIVERSIDE COUNTY SCHOOLS DISTRICT

UTILITIES:
 WATER: RIVERSIDE COUNTY WATER AGENCY
 GAS: SOUTHWEST GAS CORPORATION
 ELECTRIC: SOUTHWEST ELECTRIC COMPANY
 TELEPHONE: SOUTHWEST BELL TELEPHONE COMPANY
 CABLE: COMCAST

APPLICANT / LAND OWNER:
 L & J Ranch Development, LLC

PREPARED BY:
 SC KENNEDY, INC.
 1000 W. 17th Street, Suite 100
 Escondido, CA 92029
 (760) 941-1100

ASSESSOR'S PARCEL NO.:
 736-010-000

LEGAL DESCRIPTION:
 TRACT 1000, COMM. SEC. 10, T. 11 N., R. 12 E., S. 34, RIVERSIDE COUNTY, CALIFORNIA

ACRES:
 100.00

NO. OF PROPOSED LOTS:
 22

ZONING & LAND USE:
 R-1 (RESIDENTIAL SINGLE-FAMILY)



- NOTES:**
1. ALL PLANTING AND LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
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 14. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
 15. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
 16. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
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 19. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
 20. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
 21. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.
 22. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE NOTES HEREON.

PLANTING LEGEND

SYMBOL	CONTOUR	PLANTING	PLANTING	PLANTING	PLANTING
(Symbol)	1"	SPRING BLOSSOM	1"	SPRING BLOSSOM	1"
(Symbol)	2"	SPRING BLOSSOM	2"	SPRING BLOSSOM	2"
(Symbol)	3"	SPRING BLOSSOM	3"	SPRING BLOSSOM	3"
(Symbol)	4"	SPRING BLOSSOM	4"	SPRING BLOSSOM	4"
(Symbol)	5"	SPRING BLOSSOM	5"	SPRING BLOSSOM	5"
(Symbol)	6"	SPRING BLOSSOM	6"	SPRING BLOSSOM	6"
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(Symbol)	9"	SPRING BLOSSOM	9"	SPRING BLOSSOM	9"
(Symbol)	10"	SPRING BLOSSOM	10"	SPRING BLOSSOM	10"
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(Symbol)	14"	SPRING BLOSSOM	14"	SPRING BLOSSOM	14"
(Symbol)	15"	SPRING BLOSSOM	15"	SPRING BLOSSOM	15"
(Symbol)	16"	SPRING BLOSSOM	16"	SPRING BLOSSOM	16"
(Symbol)	17"	SPRING BLOSSOM	17"	SPRING BLOSSOM	17"
(Symbol)	18"	SPRING BLOSSOM	18"	SPRING BLOSSOM	18"
(Symbol)	19"	SPRING BLOSSOM	19"	SPRING BLOSSOM	19"
(Symbol)	20"	SPRING BLOSSOM	20"	SPRING BLOSSOM	20"
(Symbol)	21"	SPRING BLOSSOM	21"	SPRING BLOSSOM	21"
(Symbol)	22"	SPRING BLOSSOM	22"	SPRING BLOSSOM	22"

ENTRY MONUMENT & GATES

SCALE: 1"=10'

SECTION A-A
 1/8" = 1'-0"

SECTION B-B
 1/8" = 1'-0"

WALL LEGEND

① SPILT FACE DECORATIVE BLOCK WALL AND CAP SEE DETAIL A ON THIS SHEET

② THROUGH FORM FENCE SEE DETAIL B ON THIS SHEET

CONTRACTOR: L & J Ranch Development, LLC

DESIGNER: SC KENNEDY, INC.

DATE: 11/15/2023

COUNTY OF RIVERSIDE
TENTATIVE TRACT NO. 34676
SCHEDULE "A"
COMPREHENSIVE LANDSCAPE, WALL & FENCE PLAN

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41920
Project Case Type (s) and Number(s): Tract Map Subdivision TR34676, Zone Change CZ07649
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Mark Corcoran, Project Planner
Telephone Number: (951) 955-3025
Applicant's Name: L&J Ranch Development
Applicant's Address: 43980 Mahlon Vail Circle, Unit 1302, Temecula, CA 92592
Engineer's Name: Markham Development Management Group, Inc (C/O Sherrie Munroe)
Engineer's Address: 41635 Enterprise Circle, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

The proposed project includes a request to subdivide a 10.27 acre lot into 22 individual lots for single family residential development and change the existing zone of Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwelling, 11,000 Square Foot Minimum (R-1-11000). The project area is located in an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan. The project site is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road and may be identified with Riverside County Assessor's Parcel Number (APN) 966-380-005.

The proposed project is not located within a city, city's sphere of influence or Specific Plan. The project is not located within a flood zone so the project is not subject to overflow, inundation, or flood hazards. Each of the 22 proposed residencies will receive water from the Rancho California Water District, wastewater service from the Eastern Municipal Water District, electricity from Southern California Edison, natural gas from the Southern California Gas Company, and telecommunications service from Verizon and Adelphia Cable.

There is an existing three bedroom, 2,272 square foot single family home located on the project site that was built in 2001. The existing building will be removed prior to any grading of the project site.

Anza Road provides access to the project site and the proposed project will include the creation of three roads to provide direct access to each of the 22 lots. Each residential lot will have a private driveway.

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

C. Total Project Area: 10.27 gross acres

Residential Acres:	7.4	Lots: 22	Units: 22	Projected No. of Residents:	70
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:	
Other:	2.87	Lots: 1			

D. Assessor's Parcel No(s): 966-380-005

- E. **Street References:** Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.
- F. **Section, Township & Range Description or reference/attach a Legal Description:** Township 8 South, Range 2 West, Section 23
- G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of 10.27 acres of rural land. The land is at an elevation ranging from 1,292 to 1,368 feet above sea level.

The surrounding area is a mixture of large single family residential lots and vacant land uses. There are existing single family homes north, west, and southwest of the proposed project site and vacant land east and southeast.

I. **APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

A. **General Plan Elements/Policies:**

1. **Land Use:** The General Plan Designation is Community Development: Medium Density Residential (CD: MDR). The proposed project is consistent with the CD: MDR land use designation (2 - 5 dwelling units per acre) and other applicable land use policies within the General Plan.
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 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):** Southwest

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

D. **Land Use Designation(s):** Medium Density Residential (MDR)

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

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

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Southwest Area
- 2. **Foundation Component(s):** Community Development (CD) to the north, east, south, and west.
- 3. **Land Use Designation(s):** Medium Density Residential (MDR) to the north, east, south, and west.
- 4. **Overlay(s), if any:** Not Applicable

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agricultural – 10 acre minimum lot size (R-A-10)

J. Proposed Zoning, if any: One family dwelling (R-1)

K. Adjacent and Surrounding Zoning: One Family Dwellings – 12,000 Square Foot Minimum to the north, Residential Agricultural – Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south, and One Family Dwellings – 18,000 Minimum to the west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input 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 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 | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

5-20-2015
Date

Mark Corcoran
Printed Name

For Steve Weiss, AICP, Planning Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately five miles north of State Highway 79, a County Eligible Scenic Highway, and is not located within, or adjacent to, any state eligible scenic highway corridor. No impact will occur.

b) The project site is located in an unincorporated area of Riverside County and it is currently developed as a residential home site. There are no trees, rock outcroppings or unique landmark features on the project site and the land uses surrounding the project site to the north, west, and south west include occupied residential lots. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. Any impact will be 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

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 13.72 miles northwest of the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, any impact will be 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project proposes to subdivide a 10.27 acre lot into 22 individual lots for residential land uses and one lot that will remain open space. The new structures will create a new source of light and glare due to the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) The project proposes to subdivide a 10.27 acre lot into 22 individual residential lots and one open space lot. Future development on the proposed lots will comply with County Ordinance No. 655 regarding lighting on residential properties. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 1 of 3

Findings of Fact:

a) The proposed project site is not identified as prime farmland, unique farmland, or farmland of statewide importance. No impact will occur.

b, c) The proposed project site and surrounding land is not currently zoned for agricultural use and no agricultural use is occurring on the project site or on any land surrounding the project site. In addition, the proposed project site is not currently under a Williamson Act contract and it is not located within a Riverside County Agricultural Preserve. No impact will occur.

d) The proposed project site and all surrounding land is currently zoned for residential use and no agricultural activity occurs on the project site or on any of the land surrounding the proposed project site. The effect of the proposed project on any farmland or agricultural activity will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest 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 Southwest Area Plan 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.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: Air Quality and Greenhouse Gas Analysis for Tentative Tract Map 34676, prepared by Roma Environmental, October 17, 2014

Findings of Fact:

a) Project construction-source emissions and operational-sourced emissions would not exceed applicable regional thresholds of significant established by the South Coast Air Quality Management District (SCAQMD). The proposed project will comply with all applicable SCAQMD construction-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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source emission reduction rules and guidelines and the project operational-source emissions would not result in or cause a significant localized air quality impact. Project construction source emissions would not cause or substantively contribute to a violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Additionally, project related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO 'hotspots'). Any impact would be less than significant.

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 carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was used to estimate emissions from the proposed construction activities related to the 22 single family homes. The estimates of the emissions modeling are included in **Table 1** below. Any impact would be less than significant.

**Table 1
Construction-Related Regional Criteria Pollutant Emissions¹**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition						
On-Site ²	4.51	48.36	36.07	0.04	2.70	2.32
Off-Site ³	0.08	0.42	1.15	0.00	0.20	0.06
Subtotal	4.59	48.78	37.23	0.04	2.89	2.38
Grading						
On-Site ²	6.78	79.05	50.84	0.06	6.30	4.80
Off-Site ³	0.09	0.10	1.26	0.00	0.23	0.06
Subtotal	6.86	79.15	52.10	0.06	6.52	4.87
Building Construction						
On-Site ²	3.66	30.03	18.74	0.03	2.12	1.99
Off-Site ³	0.50	2.72	6.53	0.01	0.95	0.29
Subtotal	4.16	32.75	25.27	0.04	3.06	2.28
Paving						
On-Site ²	2.38	22.39	14.82	0.02	1.26	1.16
Off-Site ³	0.06	0.07	0.85	0.00	0.17	0.05
Subtotal	2.44	22.45	15.67	0.02	1.43	1.21
Architectural Coating						
On-Site ²	12.76	2.37	1.88	0.00	0.20	0.20
Off-Site ³	0.05	0.06	0.74	0.00	0.15	0.04
Subtotal	12.81	2.43	2.62	0.00	0.34	0.24
Total of Overlapping Phases⁴	19.40	57.63	43.56	0.07	4.84	3.72
SCAQMD Thresholds	75	100	550	150	150	55

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

Exceeds Thresholds?	No	No	No	No	No	No
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¹ Source: CalEEMod Version 2013.2.2

² On-site emissions from equipment operated on-site that is not operated on public roads.

³ Off-site emissions from equipment operated on public roads.

⁴ Construction phase, paving phase may overlap.

d) Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

e) The surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors and there is not an existing substantial point source emitter located within one mile of the project site. Any impact would be less than significant.

f) The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors.

Diesel exhaust and VOCs would be emitted during the construction of the project which would be objectionable to some; however, emissions would disperse rapidly from the project site. Other potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Overall, the objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being used, no significant impact related to odors would occur during the construction of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Habitat Assessment prepared by Brian F. Smith dated June 18, 2007, Multiple Species Habitat Conservation Consistency Analysis prepared by Principe and Associates dated April 1, 2014 and Nesting Season Survey for Burrowing Owl by Principe and Associates dated April 1, 2014

Findings of Fact:

a) The proposed project is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan area so the project site is not subject to the Habitat Evaluation and Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. The project site is not within any other local, regional, or state conservation plan area. No impact will occur.

b - c) While the proposed project site is currently disturbed and no vegetation exists on the site to maintain a suitable habitat for any endangered, threatened, or special status species, as a standard condition of approval, the proposed project will be required to pay MSHCP and Stephens Kangaroo Rat (SKR) mitigation fees. In addition, Mitigation Measure **BIO-1** will require a burrowing owl survey and mitigation measure **BIO-2** will require a migratory bird survey to be conducted before construction. Following the implementation of Mitigation Measures **BIO-1** and **BIO-2** any impact will be less than significant.

d) The proposed project site does not provide a wildlife movement corridor for migrations, foraging movements of for finding a mate through this portion of Rancho California. The project site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another nor does it contain suitable cover, food or water to support species and facilitate movement within a corridor. However, the project site does contain suitable nesting bird habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowing it to be subject to the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) codes. Mitigation measure **BIO-2** will insure compliance with both the MBTA and the applicable codes of the CDFW and will allow any impact to be less than significant.

e - f) No state or federal jurisdictional areas are present onsite and no MSHCP riparian/riverine or vernal pool habitats are present at the proposed project site. No impact 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:

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

If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA 60.EPD 1)

BIO-2 Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted. (COA 60.EPD 2)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

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

8. Historic Resources

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

Source: *An Archeological Survey for the L&J Ranch Development Project* prepared by Brian F. Smith and Associates on March 31, 2014, Project review by County Archeologist

Findings of Fact:

a) An archaeological survey of the project site published on March 31, 2014 determined that there are no cultural resources at the site. In addition, the project site is not in a Historic Preservation District and it does not contain a recognized historic structure. No impacts will occur.

b) There are no historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5 on the proposed project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input 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: *An Archeological Survey for the L&J Ranch Development Project* prepared by Brian F. Smith and Associates on March 31, 2014, Project review by County Archeologist

Findings of Fact:

a,b) An archaeological survey of the project site published on March 31, 2014 determined that the site does not contain any significant archaeological resources according to CEQA criteria. The survey also states that no further archeological investigations or monitoring of the project site are necessary. However, due to the possibility that previously unidentified sub-surface archeological resources may be present at the site, the implementation of Mitigation Measures **CUL-1**, **CUL-2** and **CUL-3** will ensure that any impact would be less than significant.

c) An archeological survey of the project site published on March 31, 2014 determined that the proposed project site does not contain any significant archeological resources however, if human

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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remains are discovered during ground-disturbing activities, standard condition of approval 10.PLANNING 1 and California state law will allow any impact to be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impact will occur.

Mitigation:

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10. PLANNING 2)

CUL-2 Due to ground surface visibility of only 50% at the time of the cultural resources survey and the possibility of previously unidentified cultural resources being present within the project boundaries and at the request of the Pechanga Band of Mission Indians, prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning Department to ensure compliance with this condition of approval. (COA 60.PLANNING 31

CUL-3 Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with the Pechanga Tribe to provide Native American Monitoring services. These services shall include development of a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries. (COA 60.PLANNING 32)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, Planning Department (Project Archaeologist)

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Project review by County Geologist

Findings of Fact:

a) The Riverside County General Plan Open Space Element identifies project site as being within an area that has a high potential of containing paleontological resources. Due to this identification, Mitigation Measures **CUL-4** and **CUL-5** will require the development team to retain a qualified paleontologist for consultation during all ground-disturbing activities. The qualified paleontologist shall have the ability to monitor and stop any ground disturbing activities should paleontological resources be uncovered. In addition, mitigation measure **CUL-5** and **CUL-6** will require that a report of all encountered paleontological resources be completed by the retained qualified paleontologist and submitted to the County for review and approval. Finally, Mitigation Measure **CUL-7** will ensure that any uncovered paleontological resources are properly archived and preserved. Following the implementation of Mitigation Measures **CUL-4**, **CUL-5**, **CUL-6**, and **CUL-7** any impact will be less than significant.

Mitigation:

CUL-4 The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. (COA 60.PLANNING 6)

CUL-5

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- a. Description of the proposed site and planned grading operations.
- b. Description of the level of monitoring required for all earth-moving activities in the project area.
- c. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- d. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- e. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- f. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- g. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h. Procedures and protocol for collecting and processing of samples and specimens.

i. Fossil identification and curation procedures to be employed.

j. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

k. All pertinent exhibits, maps and references.

l. Procedures for reporting of findings.

m. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA 60.PLANNING.29)

CUL-6

PRIOR TO GRADING FINAL: The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (70.PLANNING.2)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CUL-7 All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement, shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories and therefore would be professionally curated and made available to other archaeologists/researchers for further study. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. (70.PLANNING.3)

Monitoring: Department of Building and Safety Grading Division, Planning Department (Project Paleontologist)

GEOLOGY AND SOILS Would the project

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. 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. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on the project site. Therefore, there is a low potential for rupture of a known fault. 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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12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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 table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014, identifies that there is a very low probability for liquefaction to occur at the project site due to an absence of shallow groundwater and the density of soils at depth. The future development will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact from seismic ground shaking would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

Source: Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The preliminary Geotechnical Investigation performed for the proposed project determined that there is a very low potential of lateral spreading to occur at the project site. In the addition, the project site is not located within and area that is susceptible to landslide or rockfall hazards. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Any impact would be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

16. Other Geologic Hazards

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

Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"; Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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.

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.

17. Slopes

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

Source: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Any impact would be less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<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: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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) will reduce the impact to below a level of significance. BMPs are required pursuant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Geotechnical Investigation indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

c) The proposed project will receive wastewater service through an existing sewer line located in Anza Road. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Source: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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) general construction 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 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 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.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the 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.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; *Air Quality and Greenhouse Gas Analysis*, prepared by Roma Environmental on October 17, 2014

Findings of Fact:

a) The County of Riverside has not yet adopted a Climate Action Plan (CAP) for unincorporated areas in the County. One is proposed to be adopted with a General Plan update currently in process. The proposed CAP, and an interim Standard Operating Procedure 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_{2e}) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. GHG emissions for the project were quantified utilizing the California Emissions Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. The proposed SCAQMD screening threshold is 3,000 metric tons carbon dioxide equivalent (MTCO_{2E}) per year for residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and commercial projects. The proposed project will emit 478.58 MTCO₂E per year. GHG emissions associated with the proposed project will not exceed the 3,000 MTCO₂E threshold; therefore, impacts will be less than significant

In addition, a Greenhouse Gas Analysis was done for the proposed project on October 17, 2014. A screening threshold of 900 MTCO₂E per year, set by the California Air Pollution Officers Association (CAPCOA) for residential land use was applied, which is a widely accepted screening threshold by the County of Riverside. The project will result in approximately 436.28 MTCO₂E per year, which does not exceed the CAPCOA threshold. Impacts will be less than significant.

b) Because the project will not exceed the screen threshold proposed by SCAQMD, the project will not conflict with the County's goals of 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

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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: *EDR Radius Map Report with GeoCheck* prepared by Environmental Data Resources Inc. on October 29, 2014; *Phase I All Appropriate Inquiries Environmental Site Assessment* prepared by Lord Environmental Services on November 5, 2014

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, 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. Any impact associated with the routine transport, use of hazardous materials, or wastes 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. Any impact will be less than significant.

c) The project includes 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. No impact will occur.

d) While the proposed project will be located within one quarter mile of Tony Tobin Elementary School, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Any impact would be 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 monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Southwest Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; 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 the French Valley Airport, located approximately eight miles to the northwest. According to the Area Plan, the proposed project is located outside of the airport influence policy area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project could not result in an inconsistency with an Airport Master Plan. No impact would occur.

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 would 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. No impact would occur.

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. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

Source: Riverside County General Plan, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is not located in an area designated as high for wildfire susceptibility. The proposed project will not 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure is exists on site to address fire suppression needs. There will also be a minimal increase in the population based on the proposed map, and existing circulation is adequate to address circulation needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

b) Violate any water quality standards or waste

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

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; *Preliminary Geotechnical Investigation* prepared by La Cresta Geotechnical Inc. on January 3, 2014; *Preliminary Hydrology and Hydrograph Calculations for Tentative Tract 34676, Amended Map No. 1* prepared by CSL Engineering on December 26, 2013; *Preliminary Water Quality Management Plan* prepared by CSL Engineering, October, 2014

Findings of Fact:

a) The proposed project site currently receives off-site flows from the south side of Anza Road which are then conveyed into an off-site, Riverside County Flood Control District (RCFCD) maintained, storm drain located at the project's northwestern border. The proposed project includes the construction of a detention basin and concrete drop inlet that will be capable of collecting and directing on-site and off-site surface flows to the existing offsite RCFCD facility.

To ensure that the proposed detention basin and concrete drop inlet are designed to adequately direct surface flows and avoid substantial on or off-site erosion or siltation effects, Mitigation Measures **HYD-1** and **HYD-2** require the applicant to submit a final design of the improvements to the County for review and approval prior to final map approval or the issuance of a grading permit.

There is no water course through or adjacent to the project site so following the implementation of mitigation measures **HYD-1** and **HYD-2** any impact would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Compliance with the National Pollutant Discharge Elimination System (NPDES) required as a standard condition, COA 10.BS GRADE.6, will ensure that the project will not violate any water quality standards or waste discharge requirements and allow any impact to be less than significant.

c) The proposed project will not draw upon groundwater reserves or interfere with groundwater recharge. No impact would occur.

d) The proposed project will collect storm water flows in a detention basin located in the northwest corner of the project site. Following infiltration flows will be directed to an existing off-site storm water facility located at the northwest corner of the project site. Implementation of Mitigation Measures **HYD-1** and **HYD-2** will ensure that the on-site storm drain and detention basin designed to Riverside County specifications and that any impact will be less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP required by standard condition COA 60.BS GRADE.1 addresses post-development water quality impacts from new development and re-development projects. Any impact would be less than significant.

h) The proposed project will include the construction of a detention basin and concrete drop inlet that will be capable of collecting on-site flows and directing excess flows to an existing, off-site stormwater facility located at the northwest corner of the project site. Implementation of mitigation measures **HYD-1** and **HYD-2** and the implementation of Best Management Practices (BMPs) for the construction of the water quality treatment basin and the operation of the project will ensure that any impact will be less than significant.

Mitigation:

HYD-1 Tract 34676, amendment number 3 received on December 22, 2014, is a proposal to subdivide 10.27-acres into 22 residential lots in the Redhawk/Temecula area. The project is located due north of the Anza Road/ Street "A" intersection and is also located upstream of existing development, Tract Map 29743. The Project receives offsite flows from the south side of Anza Road, about 208 cfs, that was quantified from approved Tract Map 32227. This project proposes to pick up these flows through a 48 inch storm drain, south of Anza Road and convey into the District maintained Temecula Creek-Marsanne Street Storm Drain, project number 7-0057. This storm drain is aligned underneath the project's proposed basin. Great care will be required during the final engineering phase to avoid "piping" seepage along the storm drain from the basin. Insufficient details are shown on the exhibit to collect the 208 cfs, therefore some residential lots maybe lost during the final design phase if right of way south of Anza Road cannot be obtained. The upstream connection may be adjusted during the final design phase. Furthermore, the exhibit does not provide details allowing for the road to be protected from the 100-year storm event. The project proposes a basin located at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the western corner of tract to act as an infiltration BMP and to mitigate for Hydromodification according to the Preliminary WQMP dated December 15, 2014. The WQMP proposes a catch basin and storm drain system to collect flows along Anza Road and be conveyed to the basin. The downstream storm drain facilities were designed assuming that Tract 34676 was undeveloped. Therefore, this project will mitigate for increased runoff. A preliminary hydraulic study, dated October 13, 2014, shows that the project's increase in runoff is mitigated for by the onsite basin. (10.FLOOD RI 001)

HYD-2

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

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

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled. (COA 50.FLOOD RI 007)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, and by the Riverside County Flood Control District

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

b) Changes in absorption rates or the rate and amount of surface runoff?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"; Project Application Materials

Findings of Fact:

a) The proposed project site currently receives off-site flows from the south side of Anza Road which are then conveyed into an off-site, Riverside County Flood Control District (RCFCD) maintained, storm drain located at the project's northwestern border. The proposed project includes the construction of a detention basin and concrete drop inlet that will be capable of collecting and directing on-site and off-site surface flows to the existing offsite RCFCD facility.

To ensure that the proposed detention basin and concrete drop inlet are designed to adequately direct surface flows and avoid on or off-site flooding, Mitigation Measures **HYD-1** and **HYD-2** require the applicant to submit a final design of the improvements to the County for review and approval prior to final map approval or the issuance of a grading permit.

There is no water course through or adjacent to the project site so following the implementation of mitigation measures **HYD-1** and **HYD-2** any impact would 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. Impacts will be less than significant.

c) The project site is not located within a dam inundation area and the proposed project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: Mitigation Measures HYD-1 and HYD-2 are listed in Section 25 of this document.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, and by the Riverside County Flood Control District

LAND USE/PLANNING Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The land use designation of the proposed project site and all surrounding land is currently Medium Density Residential (MDR) and there is currently residential development to the north and west of the project site. Any impact from the proposed residential project would be less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project site is currently zoned Residential Agricultural - Ten Acre Minimum (R-A-10) and the project includes a proposed change of zone to One Family Dwellings – 11,000 Square Foot Minimum (R-1-11000). The smallest lot proposed by Tentative Tract Map 34676 is lot number eight which will be 11,090 square feet. Each of the lots of the proposed project will have an average width greater than 60 feet and a minimum street frontage of 35 feet. No impacts will occur.

b) The surrounding land is zoned One Family Dwellings – 18,000 Square Foot Minimum (R-1-18000) and One Family Dwellings – 12,000 Square Foot Minimum (R-1-12000) to the north; Residential Agricultural – Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south; and R-A-18000 to the west. The proposed project would change the zone of the proposed project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Dwellings – 11,000 Square Foot Minimum (R-1-11000). The R-1-11000 would feature permitted uses and development standards that are consistent with the existing surrounding zoning. Any impact would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project site is currently designated for Community Development - Medium Density Residential (CD - MDR) use by the Riverside County General Plan. The Zoning Consistency Guidelines of the Riverside County General Plan categorize the existing zone of Residential Agricultural – Ten Acre Minimum (R-A-10) as being Conditionally Consistent with the CD - MDR Land Use Designation while the proposed zone, One Family Dwellings – 11,000 square foot minimum lot size (R-1-11,000), is Highly Consistent with the CD – MDR Land Use Designation. Any impact would be less than significant.

d) The proposed project is consistent with the current Land Use Designations of the Riverside County Comprehensive General Plan and with all other policies of the General Plan. The project will have no impact.

e) The proposed project site is surrounded by land zoned and designated for residential use and the existing or proposed land use occurring to the north, west, and south of the project site is residential while the land to the east is vacant. The residential use of the proposed project will not disrupt or divide any existing community and no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan, 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 not been studied for the presence or absence of mineral deposits. 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 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 and no impact will occur.

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 will be of value to the region or the residents of the State. The project

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley 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.

31. Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest 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.

32. 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. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

d) Exposure of persons to or generation of excessive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Noise Element; *Noise Impact Analysis for Tentative Tract Map 34676* prepared by Roma Environmental on October 20, 2014

Findings of Fact:

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project consists of a subdivision of the 10.27 acre lot into 22 individual lots. Construction of homes will occur after the project applicant sells the individual lots. The construction period will vary depending on the new owners. However, construction of the homes will require a site preparation phase, grading activity, building construction, and architectural coating of the residential developments. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the residential land uses adjacent to the project site to the north and west. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise. Any impact would be less than significant.

c) Future residents located on the project site may experience noise due to an increase in human activity within the area from people living on the premises. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

Findings of Fact:

- a) The project site currently contains one 2,272 square foot single family home that will be removed during implementation of the proposed project. However, the proposed project includes the construction of 22 single family homes allowing any impact to be less than significant.
- b) The proposed project includes the construction of 22 single family homes which will not create a demand for additional market rate or affordable housing. No impact will occur.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.
- d) The project is not located within a County Redevelopment Project Area. No impact will occur.
- e-f) The proposed project will provide housing for approximately 70 residents within the unincorporated portion of the Riverside County. 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 710,600 is projected for 2035 in unincorporated areas of Riverside County. This total is within the growth projections and any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

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.13). 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. 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.13). 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.

38. Schools

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

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Tony Tobin Elementary School, located at 45200 Morgan Hill Drive, Temecula approximately 0.20 miles northwest of the project site. 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. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The closest library to the project site is the Temecula Public Library, located at 30600 Pauba Road in the City of Temecula, approximately 3.75 miles northwest of the project 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.13). 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. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest health center to the project site is Temecula Valley Hospital, located at 31700 Temecula Parkway in the City of Temecula, approximately 2.5 miles northwest of the project 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. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

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

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Public Facilities

Findings of Fact:

a) The project will not include recreational facilities but it will result in the construction of 22 single family homes that will house approximately 70 residents. The addition of 70 residents will not require the construction of new recreational facilities or the expansion of existing facilities. Any impact would be less than significant.

b) Residents of the proposed project are likely to use existing neighborhood and regional parks and the nearest public park to the project site is Morgan Hill Park located approximately 0.25 miles west of the project site. The proposed project will result in the addition of approximately 70 residents to the area which would not result in any substantial physical deterioration of existing neighborhood and regional parks. Any impact would be less than significant.

c) While the proposed project is not within a County Service Area, through the application of a standard condition of approval, 90. PLANNING 5, the proposed project will be required to pay all required parks and recreation fees allowing any impact to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact 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 mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: Riverside County General Plan, Circulation Element; Transportation Engineers (ITE) *Trip Generation (9th Edition)*

Findings of Fact:

a) The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) *Trip Generation (9th Edition)*. The land use code for "Single Family Detached" was used to define the land use of the proposed project. The project will generate 211 weekday daily vehicle trips. The project will not conflict with an applicable plan, ordinance or policy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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establishing a measure of effectiveness for the performance of the circulation system. Any impact will be less than significant.

b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are 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 project will provide three roads to access the residential homes. 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. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) As the project site is currently vacant, the project will not cause an effect upon circulation during the project's construction. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. All driveways will also have fire roundabouts to provide adequate space for fire trucks to enter and leave the area. Impacts will be less than significant.

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. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area, the project site is not located near any historic trails, bike trails, regional trails, or community trails. 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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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Project Application Materials

Findings of Fact:

a) The project site will receive water service from existing water facilities operated by the Rancho California Water District (RCWD). A letter of water availability was issued by the RCWD on February 27, 2014 that states that water service will be available to the proposed project provided the proposed project meeting the standard engineering and development requirements of the RCWD. Any impact will be less than significant.

b) The proposed project will receive water from the Rancho California Water District (RCWD) and there is no change in the land use of the proposed project site. The RCWD predicts future water demands based the designated land uses within its service area. Since the proposed project will occur on a site that is currently designated for residential land use, any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Project Application Materials; Riverside County Planning Department, Riverside County General Plan Update Draft EIR, May 2014.

Findings of Fact:

a) The proposed project will result in the creation of 22 single family homes which will receive waste water service from existing facilities operated by the Eastern Municipal Water District (EMWD). The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not require any significant expansion of existing EMWD facilities and any impact will be less than significant.

b) The 22 homes that will be created by the proposed project will not represent an significant increase in the existing service requirements of the Eastern Municipal Water District and any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate approximately 311 pounds per day per household (0.156 tons per day per household) which is within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. Any impact will be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 available to the proposed project onsite and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be managed by improvements constructed on-site. Following the construction and implementation of these improvements any impact will be less than significant.

e-f) 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.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is not designated as farmland or forest land and will not cause any impacts. The project site is located within an area with potential natural habitats but impacts will be mitigated through County Conditions of Approval to less than significant. The proposed project will not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Adverse impacts to archaeological and paleontological resources and human remains will not occur. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval, as discussed in Sections 8, 9, and 10. The environmental analysis provided in Section 6 (Air Quality) concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Section 21 (Greenhouse Gas Emissions) concludes that impacts related to climate change will be less than significant. Sections 25 and 26 conclude that impacts related to hydrology and water quality will be less than significant with mitigation incorporated. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, no evidence is presented that this project will degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation incorporated.

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

Source: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

List-of-Projects Method: a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

Summary-of-Projections Method: a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed project consists of the subdivision of a 10.27 acre lot into 22 residential lots and one open space lot within unincorporated Riverside County. The subdivision will lead to the construction of 22 homes which will generate approximately 70 residents. The SCAG Regional Transportation Plan/Sustainable Communities Strategy projects an estimated population of 710,600 by 2035 in unincorporated areas of Riverside County. The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will occur.

Local Impacts

Projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that impacts will be less than significant; therefore, while the project will contribute to localized cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant localized cumulative impacts in these topical areas. This topic is discussed in detail below.

Wildlife and Vegetation. The context for assessing cumulative impacts to local wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, 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. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard local wildlife and vegetation.

Cultural Resources. The context for assessing cumulative impacts to local archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important local archaeological and paleontological knowledge.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the regional context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found that impacts will be less than significant; therefore, while the project will contribute to regional cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant regional cumulative impacts in these topical areas. This topic is discussed in detail below.

Wildlife and Vegetation. The context for assessing cumulative impacts to regional wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, 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. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard regional wildlife and vegetation.

Cultural Resources. The context for assessing cumulative impacts to regional archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important regional archaeological and paleontological knowledge.

Global Impacts

One topic of global concern is climate change. As discussed in Section 21, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project will not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the City hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant with mitigation incorporation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review, Project Application

Findings of Fact:

Based on the analysis of the project's impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and criteria pollutant emissions, these will be reduced to less than significant levels through incorporation of standard requirements for air quality protection. Less than significant long-term effects will include air quality, population and housing, public services, recreation, and changing the visual character of the site, with a majority of these impacts affecting the project site itself. The analysis herein concludes that direct and indirect environmental effects will at worst require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

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 EIR

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

County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34676 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34676, dated December, 2013.

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

EXHIBIT W = Comprehensive Landscape, Wall & Fence Plan , dated May 8, 2015.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule 'A' subdivision of 10.6 acres into 22 residential lots and one (1) open space lot with a minimum lot size of 11,000 square feet.

10. EVERY. 4 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,

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - HOLD HARMLESS (cont.) RECOMMND

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 5 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

Based on the information provided in the environmental assessment documents 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. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental
31751 SandHill Lane
Temecula CA 92592

Noise Impact Study Tentative Tract 34676 dated October 20., 2014

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tr34676 shall comply with the conditions set forth under the

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10.E HEALTH. 2 USE - NOISE STUDY (cont.)

RECOMMND

Industrial Hygiene Program's response letter dated November 17, 2014 c/o Steve Hinde and included herein:

GENERAL

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

Six high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary (Anza Road.) of lots 1 and 9 of Tentative Tract 34676.

(Height taken from Figure 5 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the house and the road.

CONSTRUCTION RELATED

2.Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3.All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

4.During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

5.The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NOISE STUDY (cont.) (cont.) RECOMMND

6.No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

7.The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE RECOMMND

Tract 34676 is proposing potable water service from Rancho Water District and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 34676, amendment number 3 received on December 22, 2014, is a proposal to subdivide 10.27-acres into 22 residential lots in the Redhawk/Temecula area. The project is located due north of the Anza Road/ Street "A" intersection and is also located upstream of existing development, Tract Map 29743. The Project receives offsite flows from the south side of Anza Road, about 208 cfs, that was quantified from approved Tract Map 32227. This project proposes to pick up these flows through a 48 inch storm drain, south of Anza Road and convey into the District maintained Temecula Creek-Marsanne Street Storm Drain, project number 7-0057. This storm drain is aligned underneath the project's proposed basin. Great care will be required during the final engineering phase to avoid "piping" seepage along the storm drain from the basin. Insufficient details are shown on the exhibit to collect the 208 cfs, therefore some residential lots maybe lost during the final design phase if right of way south of Anza Road cannot be obtained. The upstream connection may be adjusted during the final design phase. Furthermore, the exhibit does not provide details allowing for the road to be protected from the 100-year storm event.

The project proposes a basin located at the western corner of tract to act as an infiltration BMP and to mitigate for Hydromodification according to the Preliminary WQMP dated December 15, 2014. The WQMP proposes a catch basin and storm drain system to collect flows along Anza Road and be conveyed to the basin.

The downstream storm drain facilities were designed assuming that Tract 34676 was undeveloped. Therefore, this project will mitigate for increased runoff. A preliminary hydraulic study, dated October 13, 2014, shows that the project's increase in runoff is mitigated for by the onsite basin.

10.FLOOD RI. 3

MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. An upstream ponding easement shall be obtained from the affected property owner. A copy of the recorded ponding easement shall be submitted to the District for review.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices

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10. GENERAL CONDITIONS

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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

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

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460 Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 4 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. 6 MAP - LANDSCAPE MAINTENANCE RECOMMND

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

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

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10.PLANNING. 11 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision
are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-11000 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 3 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 11,000 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 13 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 17 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

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10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 21 MAP - PDA04451R1 RECOMMND

County Archaeological Report (PDA) No. 4451 submitted for this project (TR34676) was prepared by Brian F. Smith and Associates and is entitled: "An Archaeological Survey for the L&J Ranch Development, LLC Project" dated June 18, 2007. This report was not accepted by the County Archaeologist and a request for revisions was sent to the consultant.

Revised County Archaeological Report (PDA) No. 4451R1 submitted for this same project, prepared by the same aforementioned company and bearing the same title, is dated March 26, 2014.

This report was received on March 31, 2014 and accepted by the County Archaeologist on the same day.

According to the study, no cultural resources were discovered and no further archaeological investigations or monitoring were recommended.

This study has been incorporated as part of this project, and has been accepted.

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

10.PLANNING. 22 MAP - GEO02387 RECOMMND

County Geologic Report (GEO) No. 2387, submitted for this project (TR34676) was prepared by La Cresta Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract No 34676, Menifee, California", dated January 3, 2014. In addition, La Cresta Geotechnical, Inc. prepared "County Geologic Report No. 2217, Response to Review Comments, Transmitted by TLMA - Planning, October 9, 2014" dated October 22, 2014. This document is herein incorporated as a part of GEO02387.

GEO02387 concluded:

1. There are no active or potentially active faults underlying or projecting towards the site.

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - GEO02387 (cont.)

RECOMMND

- 2.The potential for surface rupture is considered low.
- 3.The potential for liquefaction at this site is low.
- 4.The potential for landslides at the site is considered very low.
- 5.The threat of debris flows is considered very low.

GEO02387 recommended:

- 1.Loose alluvium and Pauba Formation should be removed to expose firm and unyielding, medium dense soils.
- 2.Alluvium removals in the southern and western portions of the site should extend to at least 25 feet below existing grade.
- 3.Temporary slopes in alluvium and loose Pauba Formation should be planned for an inclination no steeper than 1.5:1 (H:V). Temporary slopes in medium dense to dense Pauba Formation may be inclined at 1:1.

GEO No. 2387 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2387 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 (cont.) RECOMMND

provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

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

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

50.FIRE. 4 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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

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

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

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

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

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

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to

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50. PRIOR TO MAP RECORDATION

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

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

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 11,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-11000 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 07649 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Recreation and Parks District and County Service Area No. 143 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

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

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 4 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 5 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along Anza Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Anza Road.
- (4) Street sweeping.

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

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

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

50.TRANS. 9 MAP - UTILITY PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Anza Road,

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 11 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 12 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 13 MAP - CONSTRUCT RAMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 15 MAP - PRIVATE STREETS RECOMMND

Street "A" (Entry Street) is a reserved private street designated LOCAL ENTRY ROAD and said road shall be improved with 60' full-width AC pavement, 6" concrete curb and gutter, and 5.5' sidewalk (on one side) within a 77' private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (60'/77') (Modified for increased easement width from 74' to 77' and increased improvement from 44' to 60' AC pavement, and sidewalk to be on one side.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

NOTE: 1. A 5.5' sidewalk (on one side) shall be constructed adjacent to the curb line within the parkway.

2. A 20' curbed raised median shall be constructed at the centerline. The nose of the median shall be 35' from the flowline of the adjacent street, call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

Street "A" is a reserved private street designated LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, rolled concrete curb and gutter (along the sidewalk side), 6" concrete curb and gutter (on the other side of the centerline), and 5.5' sidewalk (on one side) within a 53' private road easement in accordance with County Standard No. 105, Section "A" and Standard No. 202, Ordinance 461. (36'/53') (Modified for rolled curb and gutter and reduced easement width from 56' to 53'.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

NOTE: 1. A 5.5' sidewalk (on one side along rolled concrete curb and gutter) shall be constructed

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - PRIVATE STREETS (cont.) RECOMMND

adjacent to the curb line within the parkway.

2. A knuckle shall be designed and constructed as approved by the Director of Transportation.

Streets "B" and "C" are reserved private streets designated LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, rolled concrete curb and gutter (along the sidewalk side), 6" concrete curb and gutter (on the other side of the centerline), and 5.5' sidewalk (on one side) within a 43' private road easement in accordance with County Standard No. 105, Section "A" and Standard No. 202, Ordinance 461. (36'/43') (Modified for rolled curb and gutter and reduced easement width from 56' to 43'.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

NOTE: 1. A 5.5' sidewalk (on one side) shall be constructed adjacent to the curb line within the parkway.

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

Anza Road along project boundary is designated as a Major Highway and shall be improved with 50' part-width AC pavement, (38' pavement on the project side and 12' AC pavement on the other side of the centerline), 8" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 89' minimum (59' on the project side and 30' minimum on the other side of the centerline), part-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

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

50.TRANS. 17 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17

MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

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

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

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

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

4) Transportation Department and Survey Division will need to review CC&Rs before approval.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading

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60. PRIOR TO GRADING PRMT ISSUANCE

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

shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

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

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

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

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

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

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

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

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading

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

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

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

60.EPD. 2 - MBTA SURVEYS RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

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FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - PALEONTOLOGIST REQUIRED RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

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

60.PLANNING. 11 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 19 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 20 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No.7649 has been approved and adopted by the Board of Supervisors and has been made effective.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 29 MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 31 MAP - CULTURAL RESOURCE PROF RECOMMND

Due to ground surface visibility of only 50% at the time of the cultural resources survey and the possibility of previously unidentified cultural resources being present within the project boundaries and at the request of the Pechanga Band of Mission Indians, prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with the Pechanga Tribe to provide Native American Monitoring services. These services shall include development of a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries.

60.PLANNING. 33 MAP - VECTOR CONTROL RECOMMND

Prior to any ground disturbing activity the applicant shall provide the County with a report summarizing the steps that were taken to reduce or eliminate the migration of vermin from the proposed project site to the adjacent properties.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 4 MAP - CURATION OF COLLECTIONS RECOMMND

All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement, shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories and therefore would be professionally curated and made available to other archaeologists/researchers for further study. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.