

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

427 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 17, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 3/25/10
Tina Grande

Departmental Concurrence

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

RECOMMENDED MOTION:

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

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

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

Ron Goldman
Planning Director

Initials:
RG:vg
TAM

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: April 20, 2010
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

16.4

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

The Honorable Board of Supervisors

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

Page 2 of 2

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

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

5/29/10
Date

klb
Initial

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CZ07344, TR34842, EA40875, CFG04293

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: December 21, 2009

Applicant/Project Sponsor: Lamphere & Associates Date Submitted: May 22, 2006

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: May 18, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at 4080 Lemon Street, Riverside, CA 92504.

Revised: 10/16/07

Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.doc

04.20.10 16.4 05.18.10 2.7

Please charge deposit fee case#: ZEA40875 ZCFG04293 \$2,010.25/\$64.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Environmental Assessment No. 40875, Change of Zone No, 7344, Tentative Tract Map No. 34842

Project Title/Case Numbers

Jeff Horn
County Contact Person

(951) 955-4641
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Lanphere & Associates
Project Applicant

265 Palymra Dr. San Bernadino CA 92404
Address

Northerly of Simpson Road and easterly of Leon Road.
Project Location

The Change of Zone proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____ and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
- 3. Mitigation measures WERE made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
- 5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Board Assistant
Title

May 18, 2010
Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors
Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\TR34842\NOD Form TR34842.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40875 ZCFG4293 04.20.10 16.4 05.18.10 2.7

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0806374

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BOLANOS ISAAC \$1,876.75
paid by: CK 002729
CALIFORNIA FISH AND GAME FOR EA40875
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 19, 2008 09:14
MBRASWEL posting date Jun 19, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0917001

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BOLANOS ISAAC \$69.50
paid by: CK 4024
CALIFORNIA FISH AND GAME FOR EA40875
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 16, 2009 14:35
SBROSTRO posting date Dec 16, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$69.50

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0917364

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BOLANOS ISAAC \$64.00
paid by: CK 4025
CALIFORNIA FISH AND GAME FOR EA40875
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 23, 2009 14:49
SBROSTRO posting date Dec 23, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0609151

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BOLANOS ISAAC \$64.00
paid by: CK 302/01
CALIFORNIA FISH AND GAME FOR EA40875
paid towards: CFG04293 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 22, 2006 09:08
MGARDNER posting date May 22, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

4278

DATE: March 17, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

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

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Please schedule on the April 20, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4293)

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Ron
3.24.10

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

- I. **AGENDA ITEM 5.6: CHANGE OF ZONE NO. 7344 / TENTATIVE TRACT MAP NO. 34842** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lanphere and Associates – Engineer/Representative: Joseph E. Bonadiman & Associates, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Simpson Road and easterly of Leon Road – 10.24 Gross Acres - Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) - APN: 462-020-05. (Legislative)
- II. **PROJECT DESCRIPTION**
The Change of Zone proposes to change the project site's zoning classification from Light Agriculture – 10 acre minimum (A-1-10) to One-Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail. A wireless communication facility exists on site located at the northeasterly corner of Leon Road and Simpson Road. –
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Russell Brady, at 951-955-1888 or e-mail rbrady@rctlma.org.

No one spoke in favor, neutral or opposition to the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Petty absent), recommended to the Board of Supervisors;

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

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

APPROVAL of **TENTATIVE TRACT MAP NO. 34842**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

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

SUMMARY OF FINDINGS:

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

RECOMMENDATIONS:

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

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

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) 2-5 dwelling units per acre) designation of the General Plan and all elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One-Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project is in conformance with the Highway 79 Policy Area.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
8. The proposed project will not have a significant effect on the environment.

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

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

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

INFORMATIONAL ITEMS:

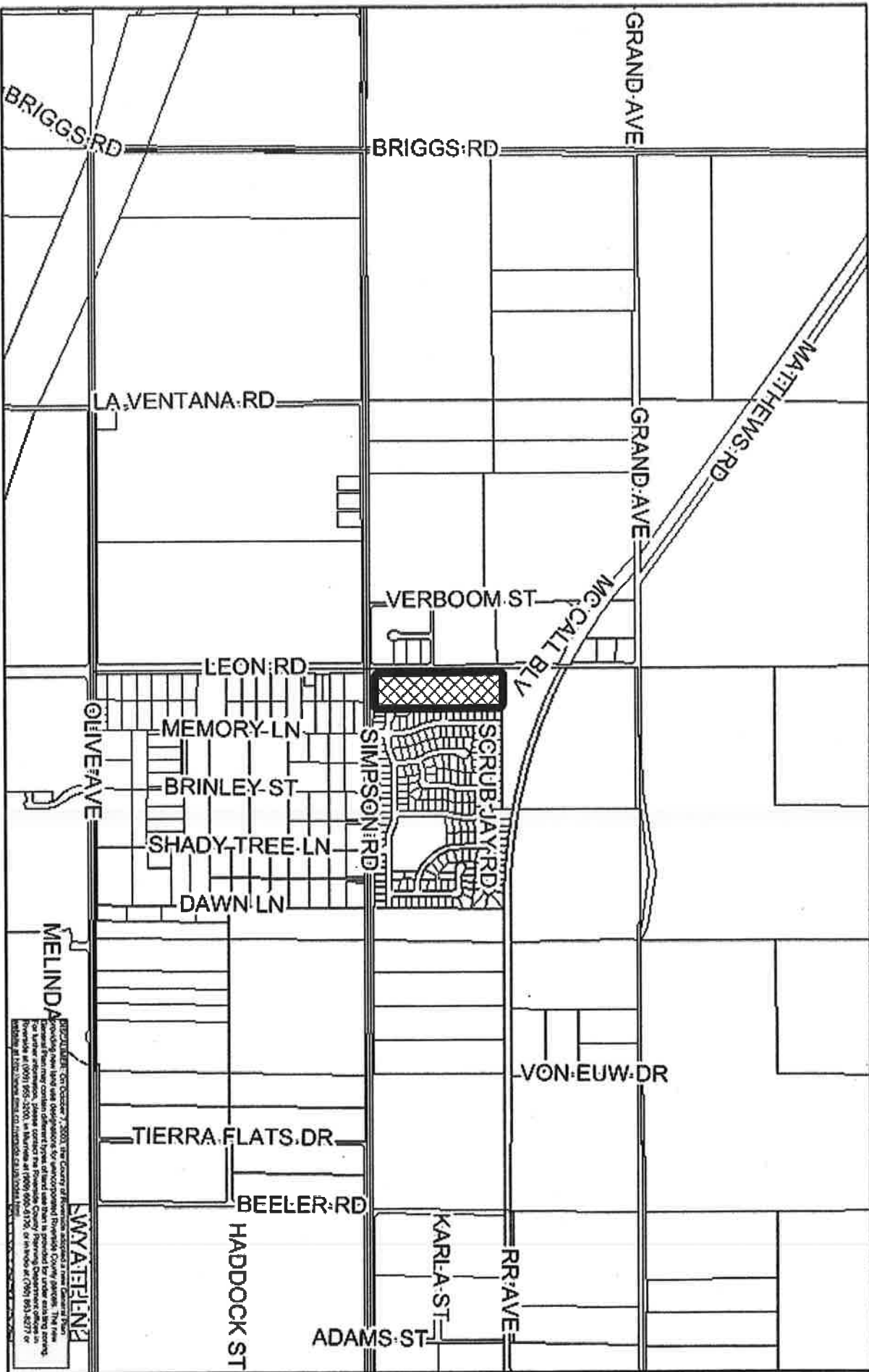
1. As of this writing, no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A dam inundation area;
 - b. A hazardous fire area;
 - c. A flood hazard zone;
 - d. An Alquist-Priolo earthquake fault hazard study zone; or
 - e. A city sphere of influence.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

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

CZ07344 TR34842

VICINITY MAP

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

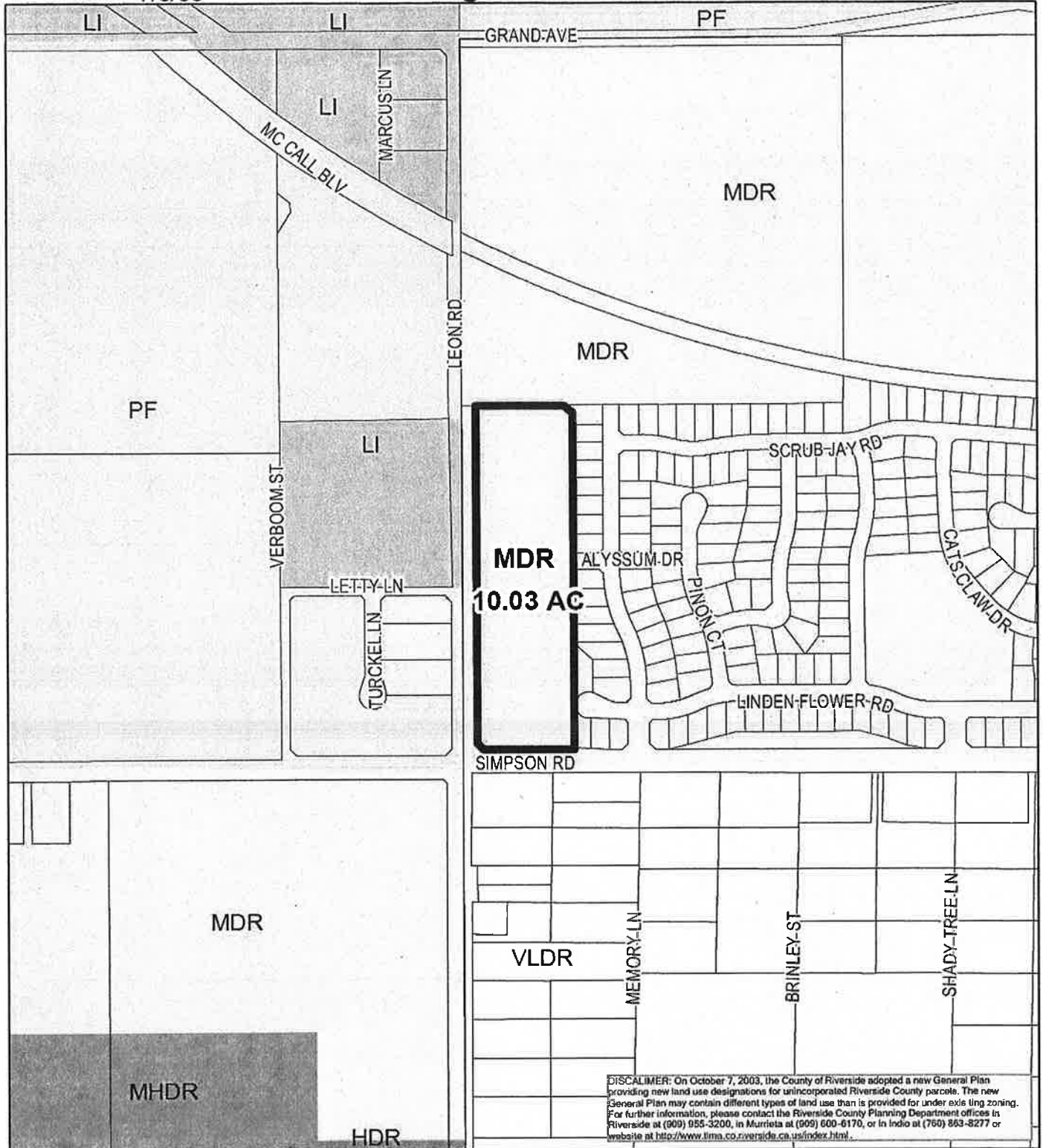
Zone: Winchester
Area: Winchester
Township/Range: T55R2W
Section: 29



DISCLAIMER: On October 7, 2003, The County of Riverside adopted the General Plan
providing for the use of designations for unincorporated Riverside County parcels. This map
was prepared for the County of Riverside Planning Department. The County of Riverside
for further information, please contact the Riverside County Planning Department offices in
Riverside at (951) 955-3200, in Banning at (951) 866-5176, or in Indio at (760) 863-8277 or
Wendell at (760) 866-8288. Email: (951) 955-3200 or (951) 863-8277.

Assessors
Bk. Pg. 462-02
Thomas
Bros. Pg. 988 B6

Existing General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tima.co.riverside.ca.us/index.html>.

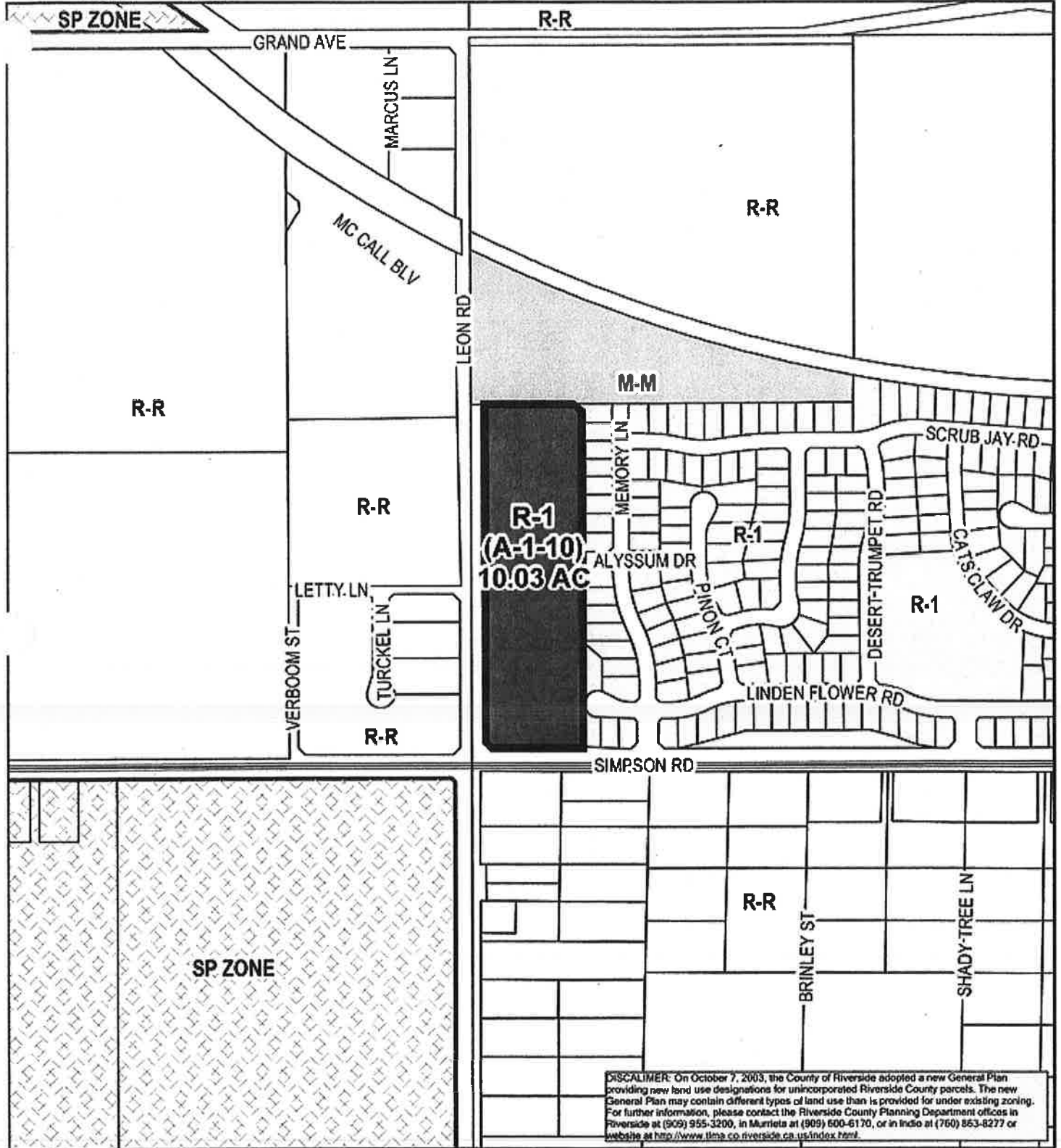
Zone
Area: Winchester
Township/Range: T5SR2W
Section : 29

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



CZ07344 TR34842
PROPOSED ZONING

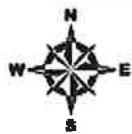


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or visit us at <http://www.time.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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



Land Use



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 883-8277 or website at <http://www.lma.co.riverside.ca.us/index.html>
http://www4.rcplma.org/planning/exhibits/gpa/gpa01003tpe01003_gp.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



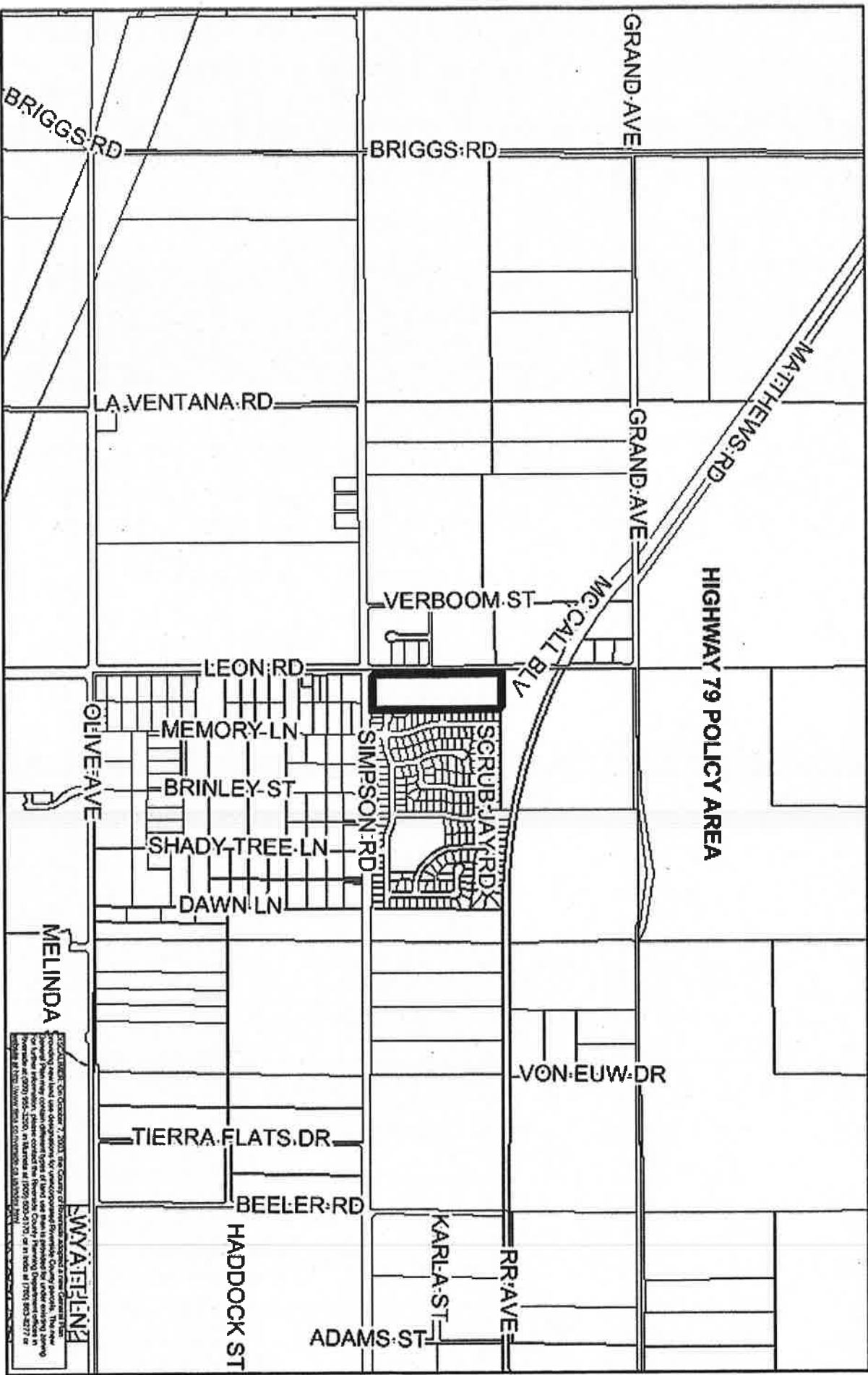
Assessors
Bk. Pg. 462-02
Thomas
Bros. Pg. 839 B6



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

CZ07344 TR34842 POLICY AREAS

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



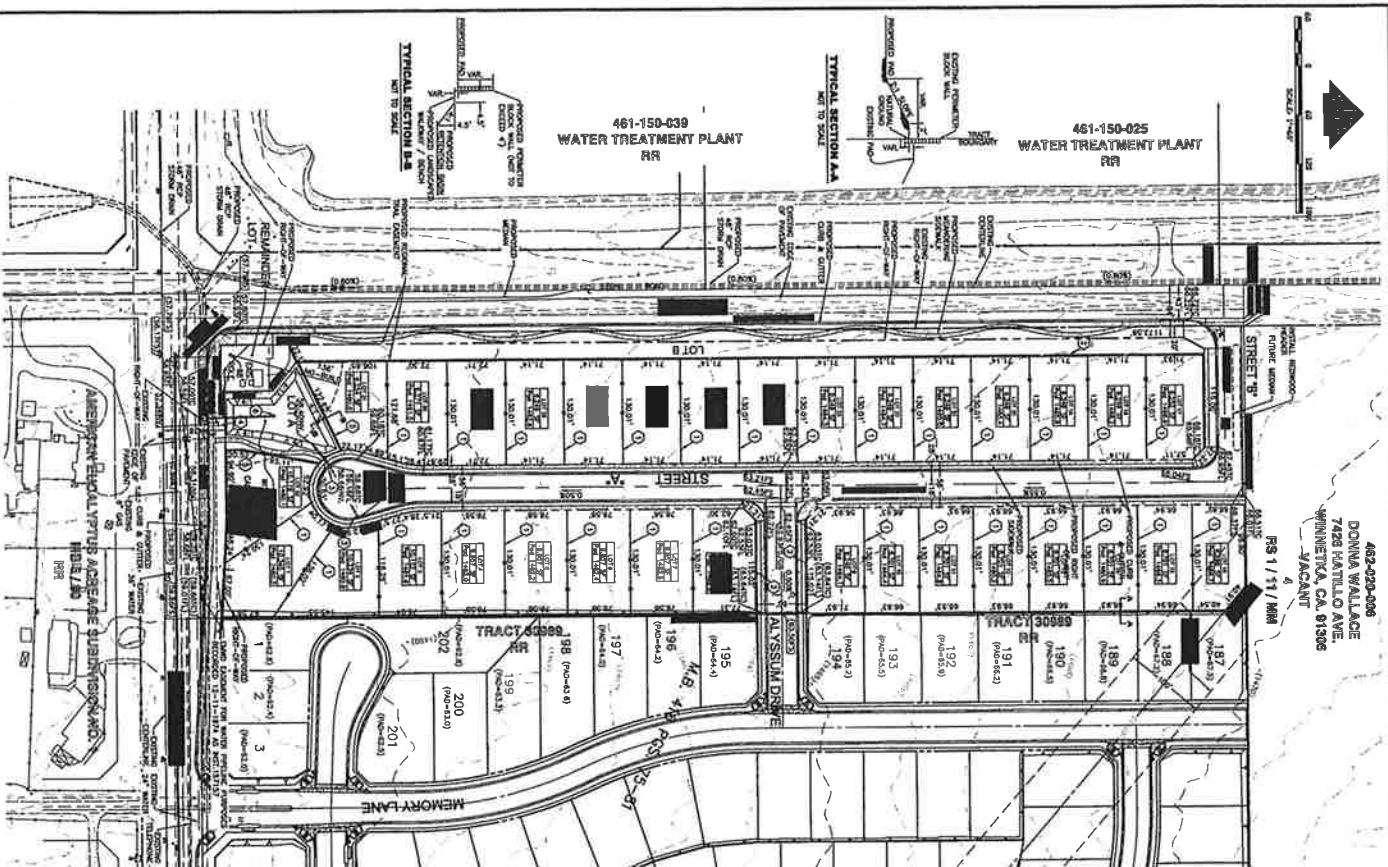
NOTICE: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan includes a new designations for unincorporated Riverside County parcels. This new designations are effective for all parcels within the County Planning Department's jurisdiction. For further information, please contact the Riverside County Planning Department office at (909) 956-3200, in Riverside at (909) 500-1171, or at 1700 500-3277. If you have any questions, please contact the Riverside County Planning Department office at (909) 956-3200, in Riverside at (909) 500-1171, or at 1700 500-3277.

Assessors
Bk. Pg. 462-02
Thomas
Bros. Pg. 9-96



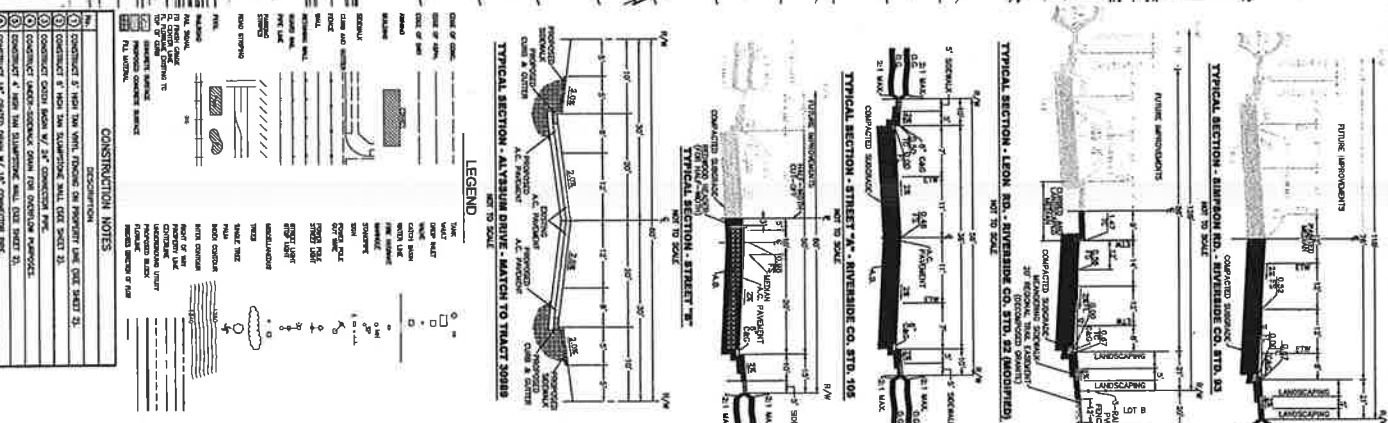
461-150-025
WATER TREATMENT PLANT
RR

461-150-039
WATER TREATMENT PLANT
RR



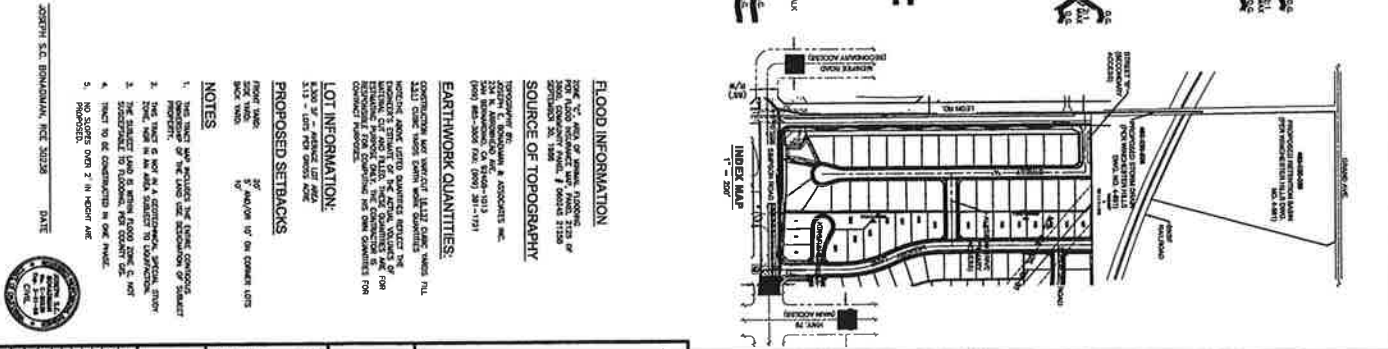
463-020-006
DONNA WALLACE
7428 HATFIELD AVE.
WINNETKA, CA 91396
MAYCANT

RS 1/11 / MBR



CONSTRUCTION NOTES

1. CONDUCT SURVEY OF ALL EXISTING UTILITIES AND RECORD THEM ON SHEET 21.
2. CONDUCT SURVEY OF ALL EXISTING WALLS AND RECORD THEM ON SHEET 21.
3. CONDUCT SURVEY OF ALL EXISTING DRIVEWAYS AND RECORD THEM ON SHEET 21.
4. CONDUCT SURVEY OF ALL EXISTING DRIVEWAYS AND RECORD THEM ON SHEET 21.
5. CONDUCT SURVEY OF ALL EXISTING DRIVEWAYS AND RECORD THEM ON SHEET 21.



FLOOD INFORMATION

FOR THE CITY OF LOS ANGELES, CALIFORNIA

SOURCE OF TOPOGRAPHY

TOPOGRAPHY BY: [Name]

DATE: [Date]

EARTHWORK QUANTITIES

CONSTRUCTION AND EXCAVATION QUANTITIES:

Excavation: [Quantity]

Fill: [Quantity]

LOT INFORMATION:

LOT 187: 10,000 SQ. FT.

LOT 188: 10,000 SQ. FT.

LOT 189: 10,000 SQ. FT.

LOT 190: 10,000 SQ. FT.

LOT 191: 10,000 SQ. FT.

LOT 192: 10,000 SQ. FT.

LOT 193: 10,000 SQ. FT.

LOT 194: 10,000 SQ. FT.

LOT 195: 10,000 SQ. FT.

LOT 196: 10,000 SQ. FT.

LOT 197: 10,000 SQ. FT.

LOT 198: 10,000 SQ. FT.

LOT 199: 10,000 SQ. FT.

LOT 200: 10,000 SQ. FT.

PROPOSED SETBACKS

FRONT YARD: 10 FT.

REAR YARD: 10 FT.

SIDE YARD: 10 FT.

NOTES

1. THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO THE CITY OF LOS ANGELES, CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, REVIEW AND APPROVAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES, CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES, CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES, CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES, CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 34842, BEING A DIVISION OF PARCEL 2, PARCEL MAP NO. 6817, BOOK 22, PAGE 8, AS SHOWN ON THE MAPS AND PLANS HERETOFORE REFERRED TO AND AS THE SAME ARE MORE PARTICULARLY DESCRIBED IN THE INSTRUMENTS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, AND AS THE SAME ARE MORE PARTICULARLY DESCRIBED IN THE INSTRUMENTS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, AND AS THE SAME ARE MORE PARTICULARLY DESCRIBED IN THE INSTRUMENTS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

LAND OWNERS:

WALLACE REAL ESTATE DEVELOPMENT, LTD.

10000 W. 100TH ST., SUITE 100
MIRAMONTE, CA 91302-2718
(818) 231-8800

APPLICANT:

JOSEPH E. BONDANOVICH & ASSOCIATES, INC.

1000 W. 100TH ST., SUITE 100
MIRAMONTE, CA 91302-2718
(818) 231-8800

PREPARED BY:

JOSEPH E. BONDANOVICH & ASSOCIATES, INC.

1000 W. 100TH ST., SUITE 100
MIRAMONTE, CA 91302-2718
(818) 231-8800

DATE:

10/15/2010

PROJECT INFORMATION

PROJECT NO.: 463-020-006

CLIENT: DONNA WALLACE

ADDRESS: 7428 HATFIELD AVE., WINNETKA, CA 91396

DATE: 10/15/2010

SCALE: AS SHOWN

DATE: 10/15/2010

BY: [Signature]

DATE: 10/15/2010

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NO. 3

NO. 4

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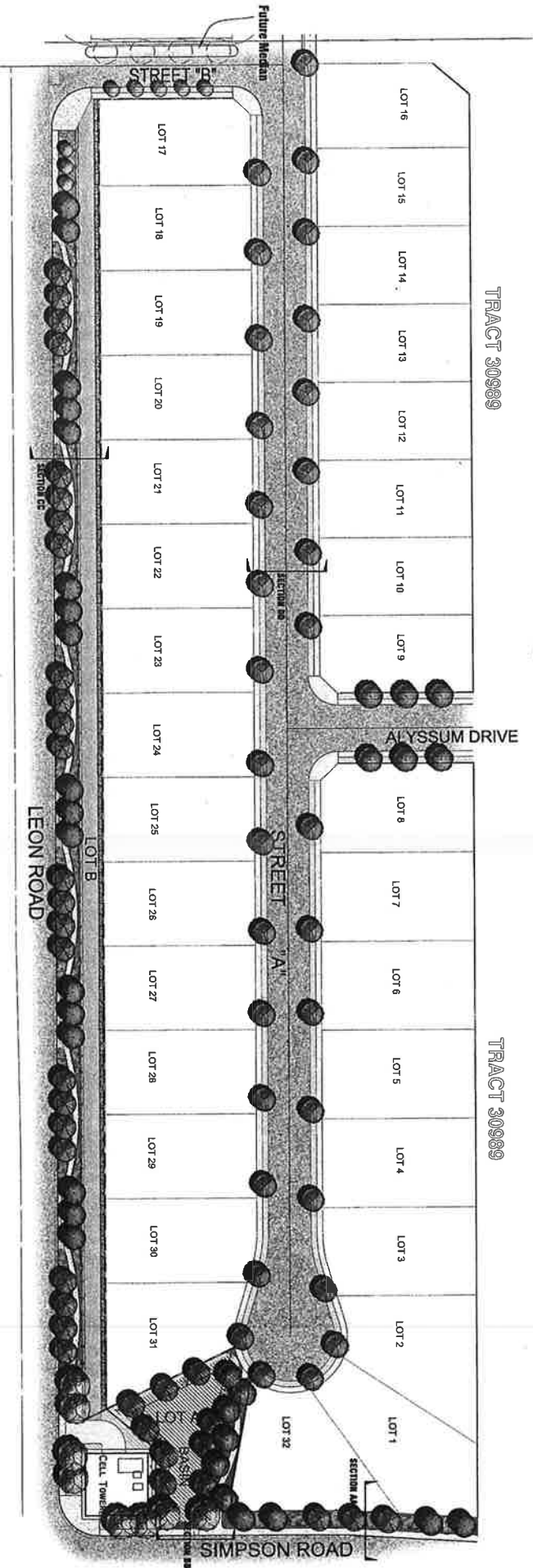
NO. 99

NO. 100

TENTATIVE MAP 34842

CONCEPTUAL LANDSCAPE PLAN

LEON ROAD NORTH OF SIMPSON ROAD
 COUNTY OF RIVERSIDE, CALIFORNIA



TRACT 30989

TRACT 30989

Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	24	36" Box	<i>Quercus virginiana</i>	Virginia Oak
	47	36" Box	<i>Platanus acerifolia</i>	London Plane Tree
	38	24" Box	<i>Pistacia chinensis</i>	Chinese Pistache
	39	24" Box	<i>Magnolia grandiflora</i>	Magnolia
	38	36" Box	<i>Keteleeria pinalia</i>	Goldenrain Tree
	38	36" Box	<i>Lagerstroemia indica</i>	Crape Myrtle

Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	5	5 Gal	<i>Rhipidopsis indica 'Clear'</i>	Indian Hawthorne
	5	5 Gal	<i>Colocasia boudinotii</i>	MCN
	5	5 Gal	<i>Dieris bicolor</i>	Green Fawnlight Lily
	1	1 Gal	<i>Hemocallis hybrid</i>	Daylilies
	5	5 Gal	<i>Prunella laevis</i>	Prunella
	1	1 Gal	<i>Medicago lupulina 'call'</i>	Cats Claw
	12	Fits	<i>Lunthera japonica 'Halls'</i>	Halls Honeysuckle
	Hydrated		<i>Taxus baccata 'Elder'</i>	

Owner/Applicant:
 NEUREE REAL ESTATE DEVELOPMENT, LLC
 7146 El Prado Street
 Riverside, CA 92504-2718
 (949) 231-8880

Legal Description:
 PARCELS 2 OF PARCELS AND NO. 6577 (9A) IN BOX 22, PAGE 8 OF ORIGINAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A REFERENCE TO THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RECORDS OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN AND NEIGHBOR.

NOTE: ALL EXTERIOR RIGHT OF WAY AND OPEN SPACE LANDSCAPE TO BE INSTALLED IN ONE PHASE.
LANDSCAPE MAINTENANCE DISTRICT AT LEON ROAD, SIMPSON ROAD, STREET "B", AND BASIN & PEDESTRIAN WALK-THROUGH

Landscape Plan
 Scale: 1"=60'
 North



JOB: 07-05 LND GPP MGB



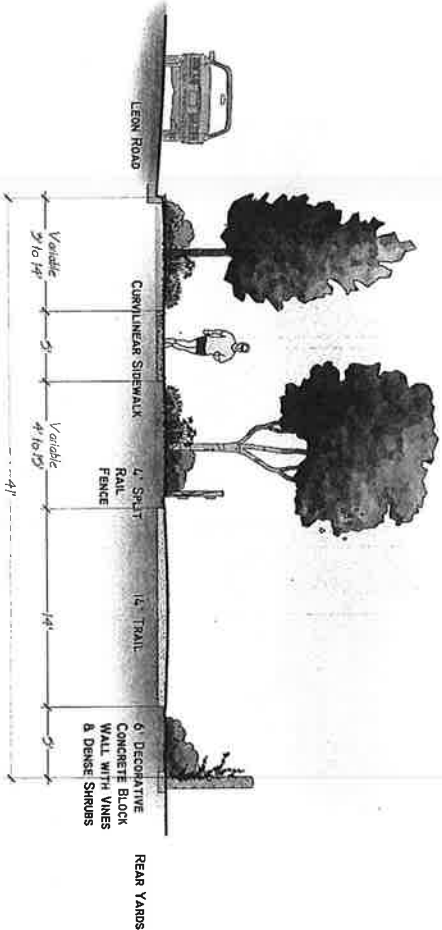
DOPE
 LANDSCAPE ARCHITECTURE
 181 N. E. Street, San Bernardino, CA 92401
 phone: (909) 888-5588
 fax: (909) 384-9854
 e-mail: rp@dope.com
 Richard Pope, Landscape Architect CA# 2664

TENTATIVE MAP 34842

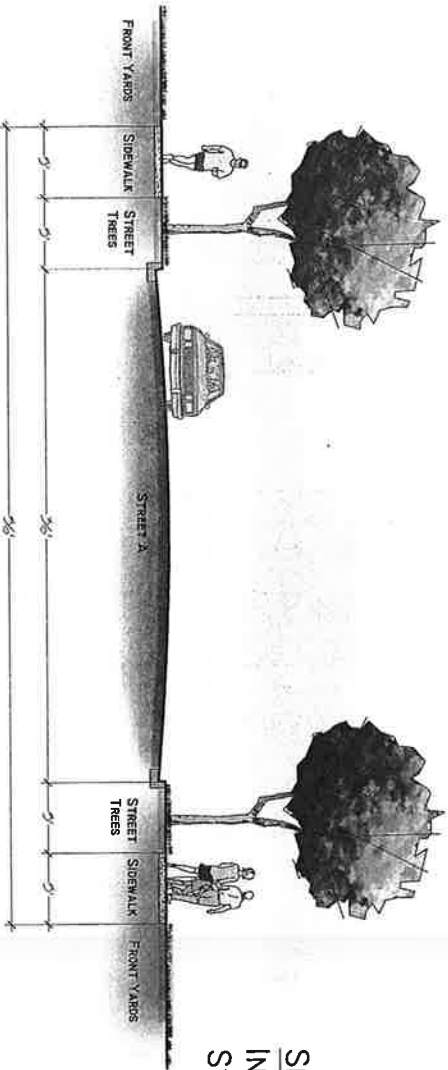
LANDSCAPE SECTIONS

LEON ROAD NORTH OF SIMPSON ROAD
COUNTY OF RIVERSIDE, CALIFORNIA

SECTION CC
LANDSCAPE
MAINTENANCE
DISTRICT -
LEON ROAD



SECTION DD
INTERIOR
STREET



Section Views
Scale: 1"=4'



JOB: 07-05 LKD GRP MGB

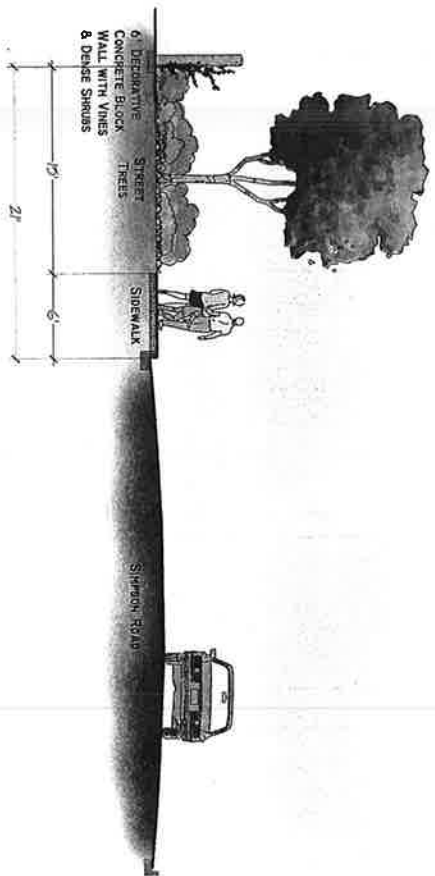
Owner/Applicant:
HERITAGE REAL ESTATE DEVELOPMENT, LLC
7148 St Pauls Blvd
Riverside, CA 92504-2716
(949) 251-8880

DESIGNARD
DOPE
Landscape Architecture
Urban Design & Planning
181 N. E. Street, San Bernardino, CA 92401
phone: (909) 888-5568
fax: (909) 384-9854
e-mail: rcp@dope.com
Richard Pope, Landscape Architect CA# 2664

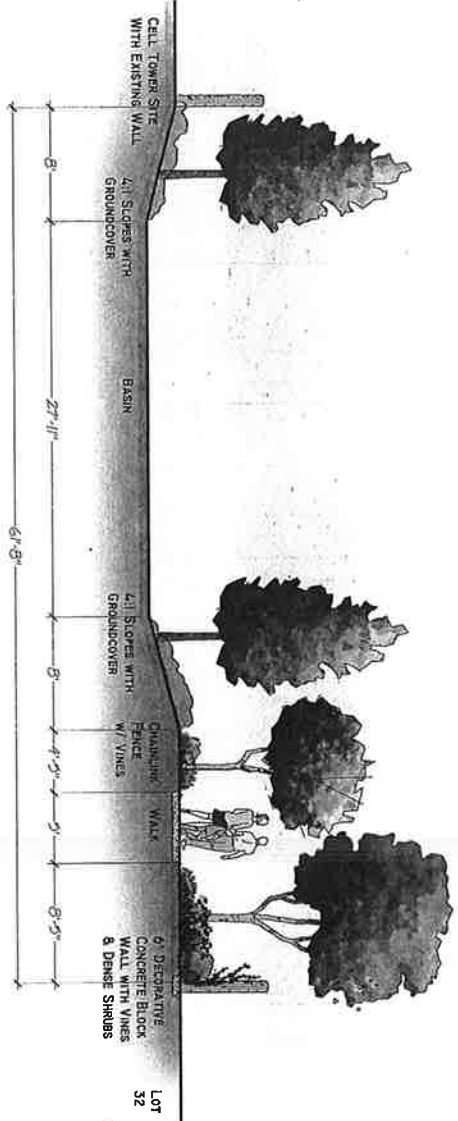
TENTATIVE MAP 34842 LANDSCAPE SECTIONS

LEON ROAD NORTH OF SIMPSON ROAD
COUNTY OF RIVERSIDE, CALIFORNIA

SECTION AA LANDSCAPE MAINTENANCE DISTRICT - SIMPSON ROAD



SECTION BB BASIN & PEDESTRIAN THRU-WAY



Section Views
Scale: 1"=4'



JOB: 07-05 LND GRP MGB

Owner/Applicant:
MERITE REAL ESTATE DEVELOPMENT, LLC
7146 El Prado Street
Beverly Hills, CA 92504-2716
(415) 231-8888

Richard Pope
LANDSCAPE ARCHITECT
181 N. E. Street, San Bernardino, CA 92401
phone: (909) 886-5568
fax: (909) 384-9554
e-mail: rpope@vetron.net
Richard Pope, Landscape Architect CA# 2644



FIGURE 2 OF FIGURES AND PLAN 03/17/07 (SEE FIGURE 02, PAGE 8 OF FIGURE 02, AND FIGURE 03, PAGE 9 OF FIGURE 02) FOR THE LANDSCAPE MAINTENANCE DISTRICT, OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO COUNTY AND NEIGHBOR.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40875
Project Case Type (s) and Number(s): Agriculture Preserve Case No. 974, Change of Zone No. 7344, Tentative Tract Map No. 34842
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Russell Brady
Telephone Number: 951-955-1888
Applicant's Name: Lanphere & Associates
Applicant's Address: 256 Palmyra Dr., San Bernardino, CA 92404
Engineer's Name: Bonadiman & Associates, Inc.
Engineer's Address: 234 N Arrowhead Ave., San Bernardino, CA 92408

I. PROJECT INFORMATION

A. Project Description:

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

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

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

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

C. Total Project Area: 10.24 Acres

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

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

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

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

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

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

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

G. Adjacent and Surrounding:

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

H. Adopted Specific Plan Information

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

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

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

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

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.



June 24, 2008

Date

Russell Brady
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP; therefore, impacts are less than significant.

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

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

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

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

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

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

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

f) The residential project will not create objectionable odors affecting a substantial number of people. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

6. Wildlife & Vegetation

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

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

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

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

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

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

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

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

Findings of Fact:

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

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

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

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

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

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

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

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

CULTURAL RESOURCES Would the project

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

Source: Project Application Materials, PDA04192

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PDA04192

Findings of Fact:

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

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

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

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

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

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

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", PDA04192

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is partly located within a High B (Hb) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is moderate to high.

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

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

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone

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

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

Findings of Fact:

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

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

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

Findings of Fact:

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

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

Monitoring: No monitoring measures are required.

14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: RCIP, Project Application Materials

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

17. Soils

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

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

a) Change deposition, siltation, or erosion that may

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

- a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA (COA 10.BS GRADE.4) Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. (COA 10.FLOOD RI.1, 10.FLOOD RI.18, 50.FLOOD RI.9, 60.FLOOD RI.8, 90.FLOOD RI.3). Therefore, impacts are considered less than significant with mitigation incorporated.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, impacts are considered less than significant.
- d) This project is located within the proposed Winchester Hills Community Facilities District, which will fund infrastructure improvements for the area, primarily flood control improvements. This project is tributary to the planned CFD lines connecting to Salt Creek. If not already constructed, this project will be required to construct CFD Line C from Salt Creek to CFD Basin C located at the southwest corner of Leon Road and Grand Avenue. Salt Creek has been determined to provide an adequate outlet for increased flows for this project and no onsite detention facilities are required. Fees have been established for the Salt Creek Channel Winchester North Hemet Area Drainage Plan, which will also help to fund flood control improvements in the area. (COA 10.FLOOD RI.1, 10.FLOOD RI. 19, 90.FLOOD RI.1). Therefore, impacts are considered less than significant with mitigation incorporated.
- e) The proposed project is not located within a 100-year floodplain. Therefore, impacts are considered less than significant.
- f) The project will not place structures within a 100-year flood hazard area, which as a result would impede or redirect flows. Therefore, there will be no impacts as a result of the project.
- g) The project will not otherwise substantially degrade water quality. Therefore, there will be no impacts as a result of the project.
- h) This project proposes BMP facilities that will require maintenance by a public agency or property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Riverside County Flood Control District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity (COA 10.FLOOD RI.18). Therefore, impacts are considered less than significant with mitigation incorporated.

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

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

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

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

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

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

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

29. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project

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

Source: Project Application Materials, Department of Public Health review

Findings of Fact:

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

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

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

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

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

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

POPULATION AND HOUSING Would the project

33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				

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

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

Findings of Fact:

- a) The project site is currently primarily vacant farmland. The project will not displace any housing and will not result in additional impacts.
- b) The project will not create a demand for additional housing beyond the residential land uses in the General Plan. Therefore, there will be no impact as a result of the project.
- c) The project will not displace any people. Therefore, there will be no impact as a result of the project.
- d) The proposed project is not located within a Redevelopment Area. Therefore, there will be no impact as a result of the project.
- e) The project will not cumulatively exceed official regional or local population projections. Therefore, impacts are considered less than significant.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. **Fire Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.31)

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

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

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

Findings of Fact:

a-c) The proposed project does not directly provide any additional recreation area. The proposed subdivision is located within the Valley Wide Recreation and Parks District, which is responsible for the collection of Quimby fees and provision of parks in the Winchester area. The project has been conditioned to pay the appropriate Quimby Fees to Valley Wide Recreation and Parks District. With the incorporation of these conditions, the project will not have a significant impact on parks or recreational facilities (COA 50.PLANNING.42, 50.PLANNING.43, 90.PLANNING.3). Therefore, impacts are considered less than significant with mitigation incorporated.

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

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

40. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is located adjacent to a proposed regional trail along the east side of Leon Road. The project is required to provide a 20' easement outside of the road right of way and provide improvements for a 12' wide regional trail within the easement (COA 50.PLANNING.44, 50.PLANNING.45, 60.PLANNING.7, 100.PARKS.1). Therefore, impacts are considered less than significant with mitigation incorporated.

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

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

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, ALUC, CalTrans Handbook, Transportation Department Review.

Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails

Source: RCIP

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

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

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

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

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

Source: Department of Environmental Health Review

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

47. Other: N/A

Source: Staff review

Findings of Fact: No other potential impacts were identified

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

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

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

TITLE:

RCIP: Riverside County Integrated Project;

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

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

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

EA39938 for Winchester Hills Community Facilities District

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

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

RB:bc

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

1 TENT MAP Tract #: TR34842

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34842 shall be henceforth defined as follows:

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

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

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

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a schedule A subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a water quality basin and a regional trail.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

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

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

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

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

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

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

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11:00

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10. GENERAL CONDITIONS

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

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

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

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

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

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

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

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11:00

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

10.FLOOD RI. 2 MAP CONSTRUCT CFD FACILITIES

RECOMMND

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

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

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11:00

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10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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

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11:00

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE

RECOMMND

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

10.FLOOD RI. 9 MAP MAJOR FACILITIES

RECOMMND

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

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

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10. GENERAL CONDITIONS

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

RECOMMND

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 18 MAP WQMP ESTABL MAINT ENTITY

RECOMMND

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

10.FLOOD RI. 19 MAP CONSTRUCT LINE C

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19

MAP CONSTRUCT LINE C (cont.)

RECOMMND

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

10.FLOOD RI. 20

MAP CONSTRUCT BASIN C

RECOMMND

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

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

10.FLOOD RI. 22

MAP GREENBELT CHAN.MAINTENANCE

RECOMMND

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

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

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11:00

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10. GENERAL CONDITIONS

10.FLOOD RI. 22

MAP GREENBELT CHAN.MAINTENANCE (cont.)

RECOMMND

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

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

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

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

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

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or 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.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO01960

RECOMMND

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

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

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

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

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

GEO No. 1960 concluded:

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

proposed improvements.

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

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

GEO No. 1960 recommended:

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

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

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

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

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10. GENERAL CONDITIONS

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

GEO No. 1960 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO No. 1960 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 21 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 22 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 24 MAP - LANDSCAPE MAINTENANCE RECOMMND

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

10.PLANNING. 25 MAP - TRAIL MAINTENANCE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 29 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 65 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the usable pad area shall be covered by structures.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct

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10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 32 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 33 MAP - REQUIRED MINOR PLANS RECOMMND

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

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10. GENERAL CONDITIONS

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

Department) along with the current fee.

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

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

10.PLANNING. 34 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 36 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 37 MAP - VIABLE LANDSCAPING RECOMMND

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

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10. GENERAL CONDITIONS

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

of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

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

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

10.PLANNING. 39 GEN - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - TS/EXEMPT RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 8 MAP - OFF-SITE PHASE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - PRELIM PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

40.PLANNING. 3

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 MAP - WATER PLAN RECOMMND

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

50.E HEALTH. 3 MAP - MONEY RECOMMND

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

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

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

FIRE DEPARTMENT

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

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

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.(access will not be less than

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50. PRIOR TO MAP RECORDATION

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

20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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

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

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

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

50.FIRE. 6 MAP-#46-WATER PLANS RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

03/10/10
11:00

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel Winchester North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

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50. PRIOR TO MAP RECORDATION

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

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

PLANNING DEPARTMENT

50.PLANNING. 35 MAP - ECS LIQUEFACTION RECOMMND

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

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

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

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

50.PLANNING. 37 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 38 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

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

size and configuration.

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

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County Integrated Project (RCIP).

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

E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

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

50.PLANNING. 42 MAP - ANNEX TO PARK DISTRICT RECOMMND

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

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

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

50.PLANNING. 44 MAP - OFFER OF TRAILS RECOMMND

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

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50.PLANNING. 45 MAP - TRAIL MAINTENANCE RECOMMND

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

50.PLANNING. 47 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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

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

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

50.PLANNING. 64 MAP - FEE BALANCE RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 67

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

RECOMMND

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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

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

50.PLANNING. 70 MAP - COMMON AREA MAIN RECOMMND

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

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

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

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11:00

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

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

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

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

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

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

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

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

submitted to the Planning Department.

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATIONS RECOMMND

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

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

50.TRANS. 3 MAP - IMP PLANS RECOMMND

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

50.TRANS. 4 MAP - PART-WIDTH RECOMMND

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

50.TRANS. 5 MAP - OFF-SITE INFO RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - EASEMENT RECOMMND

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

50.TRANS. 9 MAP - ACCESS RESTRICTION RECOMMND

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

50.TRANS. 10 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 11 MAP - STREET NAME SIGN RECOMMND

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

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

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

50.TRANS. 14 MAP - LANDSCAPING RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - SOILS 2 RECOMMND

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

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

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

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

50.TRANS. 20 MAP - STREET SWEEPING RECOMMND

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

50.TRANS. 21 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

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

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

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

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

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

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

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

50.TRANS. 28 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 30 MAP- CORNER CUT-BACK I RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 34

MAP- UTILITY PLAN

RECOMMND

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

50.TRANS. 36

MAP - GRAFFITI ABATEMENT

RECOMMND

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

50.TRANS. 37

MAP - EXISTING MAINTAINED

RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

All grading shall be in conformance with the
recommendations of the geotechnical/soils reports as
approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports
will be reviewed in accordance with the RIVERSIDE COUNTY
GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND
GEOLOGIC REPORTS.

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

All grading and drainage shall be designed in accordance
with Riverside County Flood Control & Water Conservation

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60. PRIOR TO GRADING PRMT ISSUANCE

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

District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

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

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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