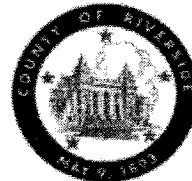


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

207B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 18, 2009

**SUBJECT: CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531** – (Mitigated Negative Declaration) – Applicant: Michael Garcia – Engineer / Representative: RAMCAM Engineering - First Supervisorial District – Cajalco Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Easterly of Harley John Road and southerly of Twyla Jane Lane – 22.86 Gross Acres - Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The Change of Zone proposes to amend the current zoning classification of the subject properties from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Residential Agricultural - 2 Acre Minimum (R-A-2). The Tentative Tract Map is a Schedule B subdivision proposal of 22.86 acres into 11 single-family residential lots with a minimum lot size of two gross acres.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39735**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CHANGE OF ZONE NO. 7026**, from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Residential Agricultural - 2 Acre Minimum (R-A-2), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of a zoning ordinance; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32531**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

(CONTINUED ON ATTACH PAGE)

RG:db  
*[Signature]*

REVIEWED BY EXECUTIVE OFFICE

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

DATE 11/24/09  
Tina Grande  
Departmental Concurrence

☒ Policy  
☒ Policy

☐ Consent  
☐ Consent

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively denied, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
Nays: None  
Absent: None  
Date: August 31, 2010  
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref. 11/20/07; Item 15.2

District: First

Agenda Number:

16.1

**BACKGROUND:**

The proposed project was scheduled for the October 16, 2007 Board of Supervisors Public Hearing and continued to the November 20, 2007 Hearing due to public testimony from an adjacent property owner. The property owners to the south operate an organic citrus farm and testified as to their concerns regarding the proposed development. Some of the issues cited were land use compatibility, water quality and drainage, and the impact of the proposed development onto the adjacent farming activities. The project was then continued off calendar at the November 20, 2007 Public Hearing to further analyze and address these issues.

During the continuance, County Flood Control and Planning Department Staff along with the attendance of County Counsel met with the applicant on several occasions to discuss the public testimony and issues related to the adjacent farming activities. County Staff has determined that the project's mitigation measures, environmental assessment, and supplemental studies are sufficiently detailed to avoid and/or lessen to the greatest extent possible the impact of the proposed residential development onto the adjacent farming activities. Furthermore, planning staff evaluated the project's potential impact onto the disposition of the property owner's organic status and found that impacts to organic operations are not required by the CEQA Guidelines, nor is it possible to appropriately quantify this analysis.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

207 B

November 23, 2009

**SUBJECT:** Change of Zone No. 7026, Tentative Tract Map No. 32531

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department

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

- |   |  |
|---|--|
| <input type="checkbox"/> Approve  | <input checked="" type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input checked="" type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input checked="" type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action   | <input type="checkbox"/> Certify Environmental Impact Report   |
| <input type="checkbox"/> Place on Section of Initiation Proceeding                              | <input checked="" type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | <input checked="" type="checkbox"/> Labels provided  |
| <input type="checkbox"/> Labels provided:   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                    |
| <input type="checkbox"/> If Set For Hearing:  |  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |  |

**Designate Newspaper used by Planning Department for Notice of Hearing:** Press Enterprise

**PLEASE SCHEDULE FOR DECEMBER 22, 2009 AGENDA**

### Clerk Of The Board

Please charge your time to case number(s): ZCZ07026  
ZTR32531  
ZEA39735

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

Notice of Determination  
Mitigated Negative Declaration  
Fish & Game Receipt (CFG3209)

**Do not send these documents until the Board has taken final action  
on all of the referenced applications**

Revised: 11/23/09

Y:\Planning Case Files-Riverside office\TR32531\11A coversheet TR32531.doc

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

RMK  
11-25-09

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 4, 2006  
RIVERSIDE MEETING**

- I. AGENDA ITEM 6.5: CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531 -**  
EA39735 – Applicant: Michael Garcia - Engineer/Representative: RamCam Corporation - First Supervisorial District – Cajalco Zoning District – Area Plan: Lake Mathews/Woodcrest: Rural Community – Estate Density Residential (RC- EDR) (2 Acre Minimum) – Location: Southerly of Twyla Jane Lane, easterly of John Harley Road and westerly of Wyler Road – 18.90 Gross Acres – Zoning: Residential Agriculture - 2½-Acre Minimum (R-A-2½) – APN: 285-160-052, 285-160-069. (Legislative)

**II. PROJECT DESCRIPTION**

Change of Zone classification from Residential Agricultural 2½ Acre Minimum (R-A-2½) to Residential Agricultural 2 Acre Minimum (R-A-2). The Tentative Tract Map proposes a Schedule B subdivision of 22.86 gross acres into eleven (11) Single-Family Residential lots with a minimum lot size of 2 acres.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kim Tran, (951) 955-2217, or E-mail at ktran@rctlma.org.

The following spoke in favor of the subject proposal:

Alex, Issitaio, Applicant's Representative,

The following did not wish to speak, but wanted to be recorded as in favor of the subject proposal:

Michael Garcia, Applicant, 7138 Foxcroft St., Riverside, CA 92506

The following spoke in opposition of the subject proposal:

Ralph Hileman, Other Interested Person, RAGLM, 14176 Grande Vista Ave., Lake Mathews, CA 92570

Laurie Taylor, Other Interested Person, 14679 Descanso Dr., Lake Mathews, CA 92570

James De Aguilera, Representing Joe Maldonado, Other Interested Person, 2068 Orange Tree Ln, Ste 218, Redlands, CA 92374

The following donated their time to James De Aguilera:

Ruben Maldonado, Neighbor, 19220 Harley John Rd., Riverside, CA 92504

Michael Maldonado, Neighbor, 2388 Van Buren Blvd., Riverside, CA 92503

The following did not wish to speak, but wanted to be recorded in opposition to the subject proposal:

Nelson L. Penteado, Other Interested Person, 18900 Ravenhurst Way, Riverside, CA 92504

Judi Hileman, Other Interested Person, TAGLM, 14176 Grande Vista Ave., Perris, CA 92570

No one spoke in neutral of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

**NONE**

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 4, 2006  
RIVERSIDE MEETING**

PLANNING COMMISSION 10/4/2006  
AGENDA ITEM NO. 6.5 PAGE 2

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;  
**ADOPTION** of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39735**, 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. 7026**, from R-A-2½ to R-A-2 in accordance with Exhibit "3"; based on the findings and conclusions in the staff report;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32531**, 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 No. 3B. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER AUGUST 23, 2006  
RIVERSIDE MEETING**

- I. AGENDA ITEM 4.1: CHANGE OF ZONE NO. 7026 / CHANGE OF ZONE NO. 7096 / TENTATIVE TRACT MAP NO. 32531 / TENTATIVE TRACT MAP NO. 32854 - EA39935 – Applicant: Michael Garcia.**  
- Engineer/Representative: RamCam Corporation. - First Supervisorial District – Cajalco Zoning District – Area Plan: Lake Matthews/Woodcrest: Rural Community – Estate Density Residential (RC- EDR) (2 Acre Minimum) – Location: Northerly and southerly of Twyla Jane Lane, easterly of John Harley Road and westerly of Wyler Road. – 18.90 Gross Acres – Zoning: Residential Agriculture - 2½-Acre Minimum (R-A-2½) - APN: 285-160-069, 285-160-052, 285-370-007, 285-370-008, 285-370-010, 285-370-033. (Legislative)

**II. PROJECT DESCRIPTION**

Change of Zone No. 7026 proposes to change the zoning classification from Residential Agricultural, 2½ Acre minimum (R-A-2½) to Residential Agricultural, 2 Acre Minimum (R-A-2) for Tentative Tract Map No. 32531. Change of Zone No. 7096 proposes to change the zoning classification from Residential Agricultural, 2½ Acre Minimum (R-A-2½) to Residential Agricultural, 2 Acre Minimum (R-A-2) for Tentative Tract Map No. 32854. Tentative Tract Map No. 32531 proposes a Schedule B subdivision of 22.86 gross acres into eleven (11) Single-Family Residential lots with a minimum lot size of 2 acres. Tentative Tract Map No. 32854 proposes a Schedule B subdivision of 18.90 gross acres into 9 Single-Family Residential lots ranging in sizes from 2.02 gross acres to 2.70 gross acres.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kimberlin Tran, (951) 955-2217, or E-mail at [ktran@rctlma.org](mailto:ktran@rctlma.org).

The following spoke in favor to the subject proposal:

Alex Ishaid, Applicant's Representative, Michael Garcia

Nancy Lacey, Other Interested Person, Greater Lake Mathews Trails, 18605 Chickery Dr., Riverside, Ca 92504

Art Cassel, Other Interested Person, 18350 Harley John Rd., Lake Mathews, Ca

The following spoke in opposition to the subject proposal:

Joe Maldonado, Neighbor, 19229 Harley John, Riverside, Ca 92504

Ruben Maldonado, Neighbor, 19229 Harley John, Riverside, Ca 92504

Laurie Taylor, Neighbor, Residents Association of Greater Lake Mathews, 14679 Descanso Dr., Lake Mathews, Ca 92570

Ralph Hilerman, Other Interested Person, RAGLM, 14176 Grand Vista, Perris, Ca 92570

Michael Maldonado, Other Interested Person, Maldonado Citrus Ranch, 19220 Harley John Rd., Riverside, Ca, 92504

The following donated their time to Michael Maldonado:

Rachel Maldonado, Neighbor, 19220 Harley John, Riverside, Ca 92504

Judi Hileman, Other Interested Person, RAGLM, 14176 Grande Vista Ave., Perris, Ca 92570

The following did not wish to speak but wanted to be recorded in opposition:

Harley Iseminger, Neighbor, 17249 Twyla Jane Lane, Riverside, Ca 92504

Ray Iseminger, Neighbor, 17249 Twyla Jane Lane, Riverside, Ca 92504

No one spoke neutral of the subject proposal.

**PLANNING COMMISSION  
MINUTE ORDER AUGUST 23, 2006  
RIVERSIDE MEETING**

PLANNING COMMISSION 8/23/06  
AGENDA ITEM 4.1 PAGE 2

**IV. CONTROVERSIAL ISSUES**

CZ07026 and TR32531: Flood control issue in relation to runoff in southerly direction towards adjacent property owner.

CZ07096 and TR32854: Previous issue was over density (Feb. PC hearing). Project was redesigned to meet existing General Plan landuse designation. Not an issue at time of project approval.

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0, (Commissioner Porras absent), recommended to the Board of Supervisors;

**Change of Zone No. 7026 and Tentative Tract Map No. 32531** was continued to October 4, 2006.

**ADOPTION of MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39935**, 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. 7096**, from R-A-2½ to R-A-2 in accordance with Exhibit "3"; based on the findings and conclusions in the staff report;

**APPROVAL of TENTATIVE TRACT MAP NO. 32854**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CDS**

The entire discussion of this agenda item can be found on CD No. 1B. For a copy of the CDs, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER JUNE 14, 2006  
RIVERSIDE MEETING**

- I. AGENDA ITEM 3.1: GENERAL PLAN AMENDMENT NO. 711 / CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531** - EA 39735 - Applicant: Michael Garcia - First Supervisorial District – Cajalco Zoning District - Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC - EDR) (2 Acre Minimum) – Location: Northerly of Cajalco Road and southerly of Twyla Jane Lane. – 22.77 acres – Zoning: Residential Agriculture 2.5 Acre Minimum (R-A-2½). APN(s): 285-160-051, 052. (Continued from 12/7/06, 2/8/06, and 2/22/06). (Legislative)
- II. PROJECT DESCRIPTION**  
The general plan proposes to change the current general plan designation to Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum). The change of zone proposes to change the existing zone to Residential Agriculture, One-Acre Minimum (R-A-1). The tentative tract map proposes a Schedule "B" subdivision of 22.77 acres into twenty (20) single-family residential parcels, and two (2) detention basins.
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner: Kim Tran, Ph: (951) 955-2217 or E-mail at [ktran@rctlma.org](mailto:ktran@rctlma.org).  
  
No one spoke in favor, neutral, or opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0, Commissioner Porras absent): Continued off calendar.
- VI. TAPES**  
The entire discussion of this agenda item can be found on Tape No. 1A,. For a copy of the tapes, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 22, 2006  
RIVERSIDE-REGULAR MEETING**

- I. AGENDA ITEM 6.3: GENERAL PLAN AMENDMENT NO. 711 / CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531** - EA 39735 - Applicant: Michael Garcia - First Supervisorial District – Cajalco Zoning District - Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC - EDR) (2 Acre Minimum) – Location: Northerly of Cajalco Road and southerly of Twyla Jane Lane. – 22.77 acres – Zoning: Residential Agriculture 2.5 Acre Minimum (R-A-2½). APN(s): 285-160-051, 052. (Continued from 12/7/06, 2/8/06) (Legislative)

**II. PROJECT DESCRIPTION**

The general plan proposes to change the current general plan designation to Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum). The change of zone proposes to change the existing zone to Residential Agriculture, One-Acre Minimum (R-A-1). The tentative tract map proposes a Schedule "B" subdivision of 22.77 acres into twenty (20) single-family residential parcels, and two (2) detention basins.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kim Tran, Ph: (951) 955-2217 or E-mail at [ktran@rctlma.org](mailto:ktran@rctlma.org).

The following spoke in favor of the subject proposal:

Michael Garcia-applicant

Alex Irshaid-applicant's representative

The following spoke in opposition to the subject proposal:

Ruben Maldonado for Maldonado Citrus-19220 Harley John Road Riverside, CA 92504

Ann Grell-19828 Smith Road Lake Mathews, California 92570

JT Hiatt-18987 Wyler Road Riverside, California 92504

The following spoke neutral of the subject proposal:

Nancy Lacey for Greater Lake Mathews Rural Trails Association- 18605 Chickory Drive Riverside, CA 92504

Art Cassel for CALM-18350 Harley John Road Lake Mathews, CA

Ralph Hileman for RAGLM-14176 Grande Vista Perris, CA 92570

Cynthia Ferry for Lake Mathews [Talks@yahoogroups.com](mailto:Talks@yahoogroups.com) – 16115 Rocky Bluff Road Gavilan Hills, CA 92570-7471

Harley Isemingen-17249 Twyla Jane Lane Riverside, CA 92504

Don Haiker- 17150 Scottsdale Road Riverside, CA 92504

Richard Encinas-20625 Villa Knoll 02510

Alan Cobb-18380 Glass Mt. Dr. Riverside, CA 92504

Kathleen Jones- 17139 Chico Drive Gavilan Hills, CA 92570

Eugene Jones-17139 Chico Drive Gavilan Hills, CA 92570

Mike Snider-17880 Palm Road Riverside, CA 92503

Antonio Rivera-22175 Lake Mathews Drive Riverside County

Lee Cussins-18870 Springwood Perris, CA 92570

Barbara Richardson-17491 Santa Roma Mine road Perris, CA 92570

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 22, 2006  
RIVERSIDE-REGULAR MEETING**

PLANNING COMMISSION 2/22/06  
AGENDA ITEM NO. 6.3 PAGE 2

The following wish to be recorded as opposed to the subject proposal, but did not wish to speak.

Nelson Ponteado-18900 Ravenhurst Way Riverside, CA 92504

Yvonne Montrols-21585 Via Lago Perris, CA 92571

Rachel Maldonado (Maldonado Citrus)-19220 Harley John Road Riverside CA 92504

Joe Maldonado (Maldonado Citrus)- 19220 Harley John Road Riverside, CA 92504

Maricia Maldonado (Maldonado Citrus)- 2388 Van Buren Boulevard Riverside, CA 92503

Jerry Grell-19828 Smith Road Lake Mathews CA 92570

Valerie Starck-19175 Wyler Road Perris, CA 92570

Earl Dean Lough-18987 Wyler road Riverside, CA 92504

Mitsuo Kawahara-15200 Via Barranca Lake Mathews, CA 92570

Judith Hileman- 14176 Grande Vista Perris, CA 92570

Claudia G Dean-21134 Lake Mathews Drive Perris, CA 92570

James Counsellor-21134 Lake Mathews Drive-Perris, CA 92570

Karlene Willwerth-18493 Oak Park Drive Riverside, CA 92504

Patricia Movius-20985 Sultana Lake Mathews, CA

Jodi Montaño-16661 Multiview Drive, Lake Mathews CA 92570

Sharon Essex-21112 Bentley Drive Lake Mathews, CA 92570

Kathleen Dever-15550 Via Barranca, Lake Mathews CA 92570

Koe Johnson-19310 Ann Way Perris, CA 92570

Midlred Staling-19310 Ann Way Perris, CA 92570

Yvonne Montrose-21585 Via Liago Perris, CA 92570

Kenneth D. Horner- 16855 Owl Tree Road Riverside, Ca 92504

Donna Butler for CALM-Perris, CA 92570

Danny Grammes-19192 Wyler Road Perris, CA 92570

Shawn Picheure-19192 Wyler Road Perris, CA 92570

Lynn Higher-21230 One Knoll Drive Perris, CA 92570

Don Ehlbeck-23390 Modoc Court Perris, CA 92570

Mary Bradley-17170 El Mineral Road Perris, CA 92570

Diann Ehlbeck-23390 Modoc Court Perris, CA 92570

Claudia Naber-17320 Kramer Way Perris, CA 92570

Susan Croix and Dan Croix-16612 Edge Gate Drive Riverside, CA 92504

Yen Ma-PO Box 70453 Riverside, CA 92513

German Peraza- 22175 Lake Mathews Drive Riverside County

Michael Duval-14805 Borwood Drive Lake Mathews, CA 92570

Anita Lepp-17105 Andromeda Lane Riverside, CA 92507

Barbara Richardson-17491 Santa Rosa Mineral Perris, CA 92570

Brenda Plevyak- 19224 Wybird Perris, CA 92570

Valerie Starck-19175 Wyler Road, Perris, CA 92570

Ellen McMaster- 19224 Wyler Road Perris, CA 92570

Russell Starck-19175 Wyler Road Perris, CA 92570

Deena Heffell-19205 Green Acres Road Perris, CA 92570

Jim Heffell-19205 Green Acres Road Perris, CA 92570

Sita Barrett-Mead Valley

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 22, 2006  
RIVERSIDE-REGULAR MEETING**

PLANNING COMMISSION 2/22/06  
AGENDA ITEM NO. 6.3 PAGE 3

The following wish to be recorded as in favor of the subject proposal, but did not wish to speak:

Doug Dooley & Leticia Dooley-18830 Chickory Drive Riverside, CA 92504

The following ceded their minutes to another:

Yvonne Montrols-21585 Via Lago Perris, CA 92571

Rachel Maldonado (Maldonado Citrus)-19220 Harley John Road Riverside CA 92504

Joe Maldonado (Maldonado Citrus)- 19220 Harley John Road Riverside, CA 92504

Maricia Maldonado (Maldonado Citrus)- 2388 Van Buren Boulevard Riverside, CA 92503

Michael Maldonado (Maldonado Citrus)-2388 Van Buren Boulevard Riverside, CA 92503

Jerry Grell-19828 Smith Road Lake Mathews CA 92570

Valerie Starck-19175 Wyler Road Perris, CA 92570

Earl Dean Lough-18987 Wyler Road Riverside, CA 92504

Mitsuo Kawahara-15200 Via Barranca Lake Mathews, CA 92570

Judith Hileman- 14176 Grande Vista Perris, CA 92570

Claudia G Dean-21134 Lake Mathews Drive Perris, CA 92570

James Counsellor-21134 Lake Mathews Drive-Perris, CA 92570

Karlene Willwerth-18493 Oak Park Drive Riverside, CA 92504

Patricia Movius-20985 Sultana Lake Mathews, CA

Jodi Montaño-16661 Multiview Drive, Lake Mathews CA 92570

Sharon Essex-21112 Bentley Drive Lake Mathews, CA 92570

Kathleen Dever-15550 Via Barranca, Lake Mathews CA 92570

Koe Johnson-19310 Ann Way Perris, CA 92570

Midlred Staling-19310 Ann Way Perris, CA 92570

Yvonne Montrose-21585 Via Liago Perris, CA 92570

Kenneth D. Horner- 16855 Owl Tree Road Riverside, Ca 92504

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

CONTINUE WITHOUT DISCUSSION TO 6/14/06

**VI. TAPES**

The entire discussion of this agenda item can be found on Tape No. 4B, 5A AND 5B. For a copy of the tapes, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 8, 2006  
RIVERSIDE-REGULAR MEETING**

**I. AGENDA ITEM 3.1: GENERAL PLAN AMENDMENT NO. 711 / CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531**

EA 39735 - Applicant: Michael Garcia - First Supervisorial District – Cajalco Zoning District - Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC - EDR) (2 Acre Minimum) – Location: Northerly of Cajalco Road and southerly of Twyla Jane Lane. – 22.77 acres – Zoning: Residential Agriculture 2.5 Acre Minimum (R-A-2½). APN(s): 285-160-051, 052.) (Legislative)

**II. PROJECT DESCRIPTION**

The general plan proposes to change the current general plan designation to Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum). The change of zone proposes to change the existing zone to Residential Agriculture, One-Acre Minimum (R-A-1). The tentative tract map proposes a Schedule "B" subdivision of 22.77 acres into twenty (20) single-family residential parcels, and two (2) detention basins.

**III. MEETING SUMMARY**

Subject proposal did not require a presentation.

Project Planner: Kim Tran, Ph: (951) 955-2217 or E-mail at [kttran@rctlma.org](mailto:kttran@rctlma.org)

No one spoke neutral, in favor of or in opposition to the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Porras was absent), recommended to the Board of Supervisors;  
CONTINUE WITHOUT DISCUSSION TO 2/22/06.

**VI. TAPES**

The entire discussion of this agenda item can be found on Tape No. 1A. For a copy of the tapes, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 7, 2005  
RIVERSIDE – REGULAR MEETING**

- I. AGENDA ITEM NO. 5.9: GENERAL PLAN AMENDMENT NO. 711 / CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531 - EA 39735 - Applicant: Michael Garcia - Second Supervisorial District – Cajalco Zoning District - Lake Mathews / Woodcrest Area Plan - Rural Community: Estate Density Residential (RC - EDR) (2 Acre Minimum) – Location: Northerly of Cajalco Road and southerly of Twyla Jane Lane. – 22.77 acres – Zoning: Residential Agriculture 2.5 Acre Minimum (R-A-2½). (Legislative)**

**II. PROJECT DESCRIPTION:**

The general plan proposes to change the current general plan designation to Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum). The change of zone proposes to change the existing zone to Residential Agriculture, One-Acre Minimum (R-A-1). The tentative tract map proposes a Schedule “B” subdivision of 22.77 acres into twenty (20) single-family residential parcels, and two (2) detention basins. APNs: 285-160-051, 052.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Grace Williams, Ph: (951) 955-3626 or E-mail at [grwillia@rctlma.org](mailto:grwillia@rctlma.org).  
Planning Department – Riverside

The following spoke in favor of the subject proposal:

The following spoke in opposition of the subject proposal.

Ruben Maldonado – Maldonado Citrus Ranch 19220 Harley John Rd. Riverside CA 92504 (spoke for the following)

Rachel Maldonado – Maldonado Citrus Ranch – 19220 Harley John Rd. Riverside CA 92504

Nelson L Penteado – 18900 Ravenhurst Way, Riverside CA 92504

Michael Maldonado Sr. – Maldonado Citrus Ranch - 2388 Van Buren Blvd. Riverside CA 92503

Joe R. Maldonado – Maldonado Citrus Ranch - 19220 Harley John Rd. Riverside CA 92504

Cynthia Ferry – RAGLM

The following wish to be recorded as opposed but did not wish to speak:

Luci Penteado – 18900 Ravenhurst Way, Riverside CA 92504

Courtney Penteado – 11852 Mt. Vernon Ave, #S-636 Grand Terrace, CA 92313

James Heffel – 19205 Green Acres Dr., Perris CA 92570

Sharon Pichierre – 19192 Wyler Rd. Perris, CA 92570

Russell J. Starck – 19175 Wyler Rd. Perris, CA 92570

Valerie Lane – Starek – 19175 Wyler Rd. Perris CA 92570  
Rob & Kathi Fraser – 16291 Ringbit Ct. Riverside CA 92506

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

The Planning Commission, by a vote of 5-0,

CONTINUED WITH DISCUSSION TO 2/8/06

**VI. TAPES:**

The entire discussion of this agenda item can be found on Tape No. 2B. For a copy of the tapes, please contact Nikki Wyrick, Planning Commission Secretary, at (951) 955-3251 or E-mail at [nwyrick@rctlma.org](mailto:nwyrick@rctlma.org).

Agenda Item No.: **6.5**  
Area Plan: Lake Mathews / Woodcrest  
Zoning District: Cajalco  
Supervisory District: First  
Project Planner: Kimberlin Tran  
Planning Commission: October 04, 2006  
Continued from: December 07, 2005,  
February 08, 2006, February 22, 2006, June  
14, 2006 and August 23, 2006.

CHANGE OF ZONE NO. 7026  
TENTATIVE TRACT MAP NO. 32531  
EA No: 39735  
Applicant/Rep.: Michael Garcia  
Engineer: RAMCAM Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### **PROJECT DESCRIPTION AND LOCATION:**

**Change of Zone No. 07026** proposes to amend the current zoning classification of the subject properties from Residential Agriculture 2½ Acre Minimum (R-A-2½) to Residential Agriculture 2 Acre Minimum (R-A-2).

**Tentative Tract Map No. 32531** is a Schedule B subdivision proposal of 22.86 acres into 11 single-family residential lots with a minimum lot size of two gross acres.

This project is located in the Lake Mathews / Woodcrest Area Plan of Western Riverside County. More specifically, this project is located easterly of Harley John Road and southerly of Twyla Jane Lane.

### **BACKGROUND:**

#### Density:

This project was initially heard before the Planning Commission on December 7, 2006 and was continued to February 8, 2006. On February 8, 2006 the project was continued to February 22, 2006. During that time, the project proposal included a General Plan Amendment proposal to change the current land use designation of the project site from Estate Density Residential (2 Acre Minimum) to Very Low Density Residential (1 Acre Minimum) within the Rural Community Foundation. The change of zone previously proposed to amend the current zoning classification of the subject property from Residential Agriculture 2½ Acre Minimum (R-A-2½) to Residential Agriculture 1 Acre Minimum (R-A-1). The tentative map previously proposed a Schedule B subdivision of 18.90 acres into 9 single-family residential lots with a minimum lot size of one gross acre.

Issues regarding project density and compatibility with the surrounding community and General Plan resulted in continuation of this project to June 14, 2006, to give the applicant time to consider alternate project design(s), including reduction in project density from 1 Acre Minimum lots to 2 Acre Minimum lots, and a withdrawal of the general plan amendment proposal.

As of this writing, concerns regarding density have been resolved.

### **FURTHER PLANNING CONSIDERATIONS:**

August 23, 2006

#### Flood Control:

In letters dated November 29, 2005, and February 06, 2006, Joe Maldonado voiced opposition to this project, citing issues relating to citrus grove damage based on the current project proposal. Testimony given at the August 23, 2006, Planning Commission hearing, resulted in a continuance of this item so

A.B.b.

**CHANGE OF ZONE NO. 7026**  
**TENTATIVE TRACT MAP NO. 32531**  
**ENVIRONMENTAL ASSESSMENT NO. 39735**  
**PLANNING COMMISSION STAFF REPORT: October 04, 2006**

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that the applicant could work with the Riverside County Flood Control District to heighten flood control standards for this particular project site.

The following conditions of approval have been incorporated into this project to ensure adequate flood control for this project site, per direction of the Planning Commission on August 23, 2006. The tentative tract map has been redesigned appropriately:

The applicant has chosen to implement site design features to mitigate for the project's water quality and increased runoff impacts. Site design features on each lot are to be designed per the Riverside County Best Management Practices (BMP) manual. The features will include flow dispersion for point concentrations. These on-lot features must be shown on the submitted grading plans along with supporting calculations for these features. The site design features will be installed with grading for each individual lot (10.FLOOD RI.1) (60.FLOOD RI.10.).

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet (10.FLOOD RI.2).

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for maintenance of the water quality design features constructed on each lot (10.FLOOD RI.3).

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owners(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 shall be redesigned to eliminate the need for the easement (10.FLOOD RI.5) (60.FLOOD RI.5).

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 (10.FLOOD RI.6).

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review (60.FLOOD RI.4).

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of storm water quality to all initial residents. The developer may obtain NPDES Public Education Program materials from the District's NPDES Section by either the District's website at [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), email [fcnpdes@riverside.ca.us](mailto:fcnpdes@riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits (90.FLOOD RI.1).



**CHANGE OF ZONE NO. 7026**  
**TENTATIVE TRACT MAP NO. 32531**  
**ENVIRONMENTAL ASSESSMENT NO. 39735**  
**PLANNING COMMISSION STAFF REPORT: October 04, 2006**

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**SUMMARY OF FINDINGS:**

- |                              |   |
|------------------------------|---|
| 1. Existing Land Use:        | Vacant land.  |
| 2. Surrounding Land Use:     | Residential to the north, east and west. Citrus grove to the south.   |
| 3. Existing Zoning:          | Residential Agriculture 2½ Acre Minimum (R-A-2½).   |
| 4. Surrounding Zoning:       | Residential Agriculture: One Acre Minimum lot size to the north, 2½ Acre Minimum lot size to the south and west, and 1 Acre Minimum lot size to the east. |
| 5. General Plan Designation: | Rural Community: Estate Density Residential (2 Acre Minimum)  |
| 6. Project Data:             | Total Acreage: 22.86 gross acres<br>Total Proposed Lots: 11 Single Family Residential Lots.<br>Proposed Min. Lot Size: Two Gross Acres.                   |
| 7. Environmental Concerns    | See attached environmental assessment.  |

**RECOMMENDATIONS:**

**ADOPTION** of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39735**, 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. 7026**, from R-A-2½ to R-A-2 in accordance with Exhibit "3"; based on the findings and conclusions in the staff report;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32531**, 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 the Rural Community: Estate Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. With the adoption of CZ07026, the proposed project would be consistent with the proposed Residential Agriculture 2 Acre Minimum (R-A-2) 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 "B" 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.

CHANGE OF ZONE NO. 7026  
TENTATIVE TRACT MAP NO. 32531  
ENVIROMENTAL ASSESMENT NO. 39735  
PLANNING COMMISSION STAFF REPORT: October 04, 2006

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5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

**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 currently designated as Rural Community: Estate Density Residential (RC: EDR) (1 dwelling unit per 2½ Gross Acres) on the Lake Mathews / Woodcrest Area Plan.
2. The current zoning for the subject site is Residential Agriculture 2½ Acre Minimum (R-A-2½).
3. CZ07026 proposes to change the current zoning classification from R-A-2½ to R-A-2 in order to conform to the proposed Riverside County General Plan designation of Estate Density Residential (1 d.u./2 ac).
4. R-A-2 is consistent with the General Plan landuse designation of Rural Community: Estate Density Residential.
5. The project site is surrounded by properties that are designated as Rural Community: Estate Density Residential (RC: EDR) (1 dwelling unit per 2 acres) to the north, south, and west and Very Low Density Residential – Rural Community (1 dwelling units per acre) to the east.
6. The project site is surrounded by properties which are zoned Residential Agriculture: 2 Acre Minimum to the north, 2½ Acre Minimum to the south and 1 Acre Minimum to the east and west.
7. The project proposes to create 11 residential parcels with a minimum lot size of two gross acres.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. This project does not contribute to the Cell/Cell Group conservation goals.
10. This project does not contribute to the overall conservation acreages identified for core or linkage or area plan or subunit.
11. This project is not needed for inclusion in the Multi-Species Habitat Conservation Area or subject to other MSHCP Criteria at this time.
12. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 39735:
  - a) Aesthetics
  - b) Biological Resources
  - c) Hydrology and Water Quality
  - d) Cultural Resources

**CHANGE OF ZONE NO. 7026**  
**TENTATIVE TRACT MAP NO. 32531**  
**ENVIROMENTAL ASSESMENT NO. 39735**  
**PLANNING COMMISSION STAFF REPORT: October 04, 2006**

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- e) Public Services
- f) Transportation / Traffic
- g) Utilities / Service Systems

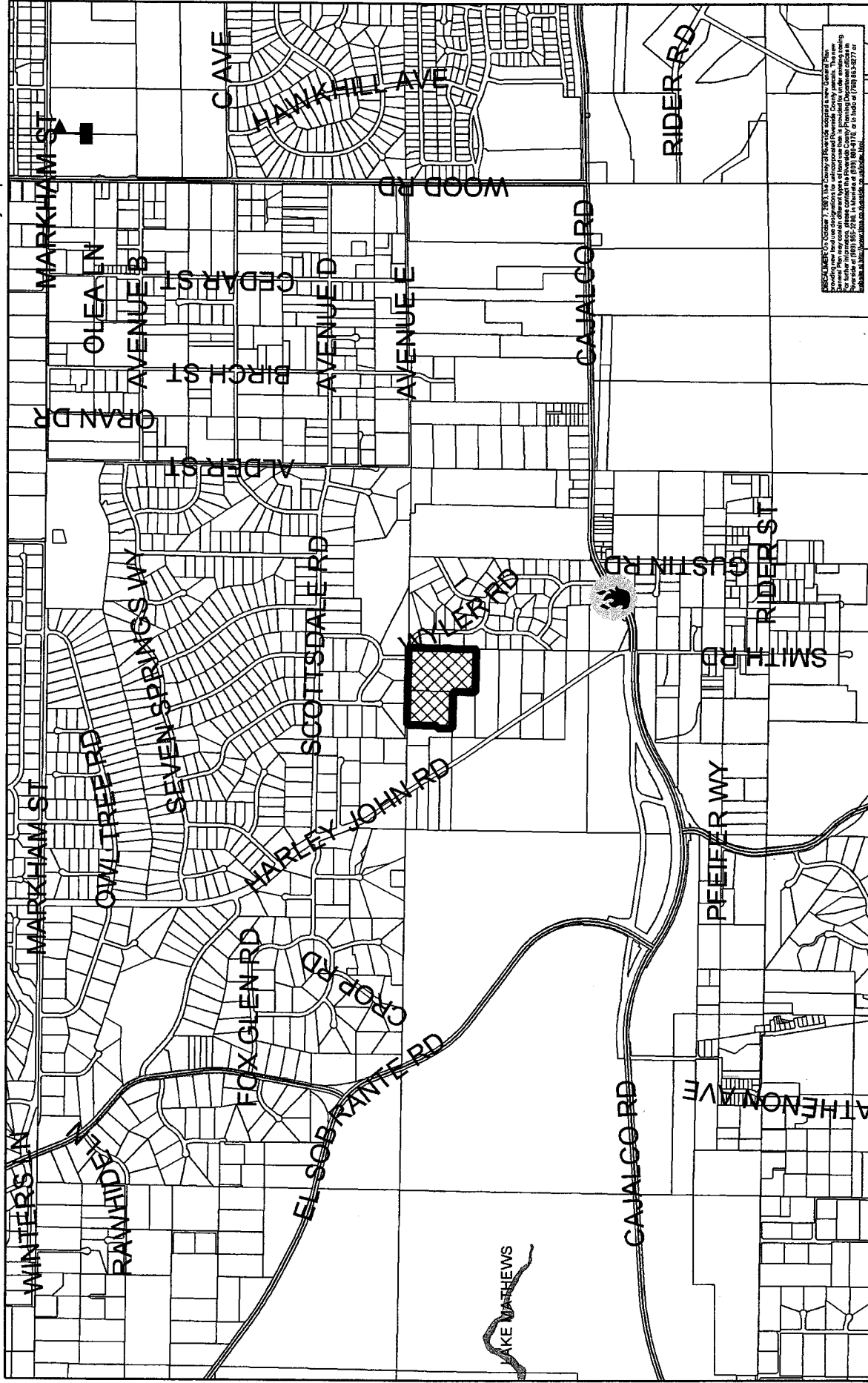
**INFORMATIONAL ITEMS:**

1. Two (2) letters in support of the revised proposed project have been received:
  1. Nancy Lacey, June 30, 2006; and,
  2. Art Cassel, July 01, 2006.
2. Five (5) letters in opposition of the revised proposed project have been received:
  1. Joe Maldonado, November 29, 2005;
  2. Joe Maldonado, February 06, 2006;
  3. Cynthia Ferry, via email June 25, 2006;
  4. Cynthia Ferry, via email to Kimberlin Tran August 07, 2006; and,
  5. Cynthia Ferry, via email to Abraham Tellez August 07, 2006.
3. The project site is not located within:
  - a. A Fault Zone;
  - b. A Flood Zone;
  - c. A High Fire area;
  - d. A General Plan Policy Overlay area;
  - e. A Redevelopment area;
  - f. A Tribal Land;
  - g. An Agriculture Preserve;
  - h. An Airport Influence Area;
  - i. An area of liquefaction potential; or,
  - j. An MSHCP Criteria Cell.
4. The project site is located within:
  - a. A CETAP Corridor;
  - b. The boundaries of the Riverside and Val Verde Unified School District;
  - c. The City Sphere of Riverside;
  - d. The Mount Palomar Lighting Ordinance Area;
  - e. The Santa Ana River Watershed; and,
  - f. The Stephens Kangaroo Rat Fee Area.
5. The subject site is currently designated as Assessor's Parcel Numbers 285-160-069 and 052.

**CZ07026 TR32531**  
**VICINITY MAP**

Planner: Abraham Tellez  
Date: 10/4/06  
Vicinity Map

### Vicinity Map

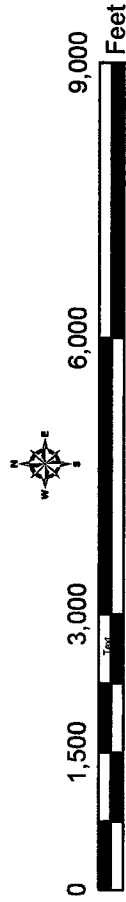


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2210, in Murietta at (951) 800-9170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/planning> as an update.

**Zone**      **Cajalco**  
**District:**  
**Township/Range:** T4SR5W  
**Section :** 27

**ASSESSORS**  
**BK. PG.**

RIVERSIDE COUNTY PLANNING DEPARTMENT



Supervisor Buster  
District 1

DATE DRAWN 9/24/06

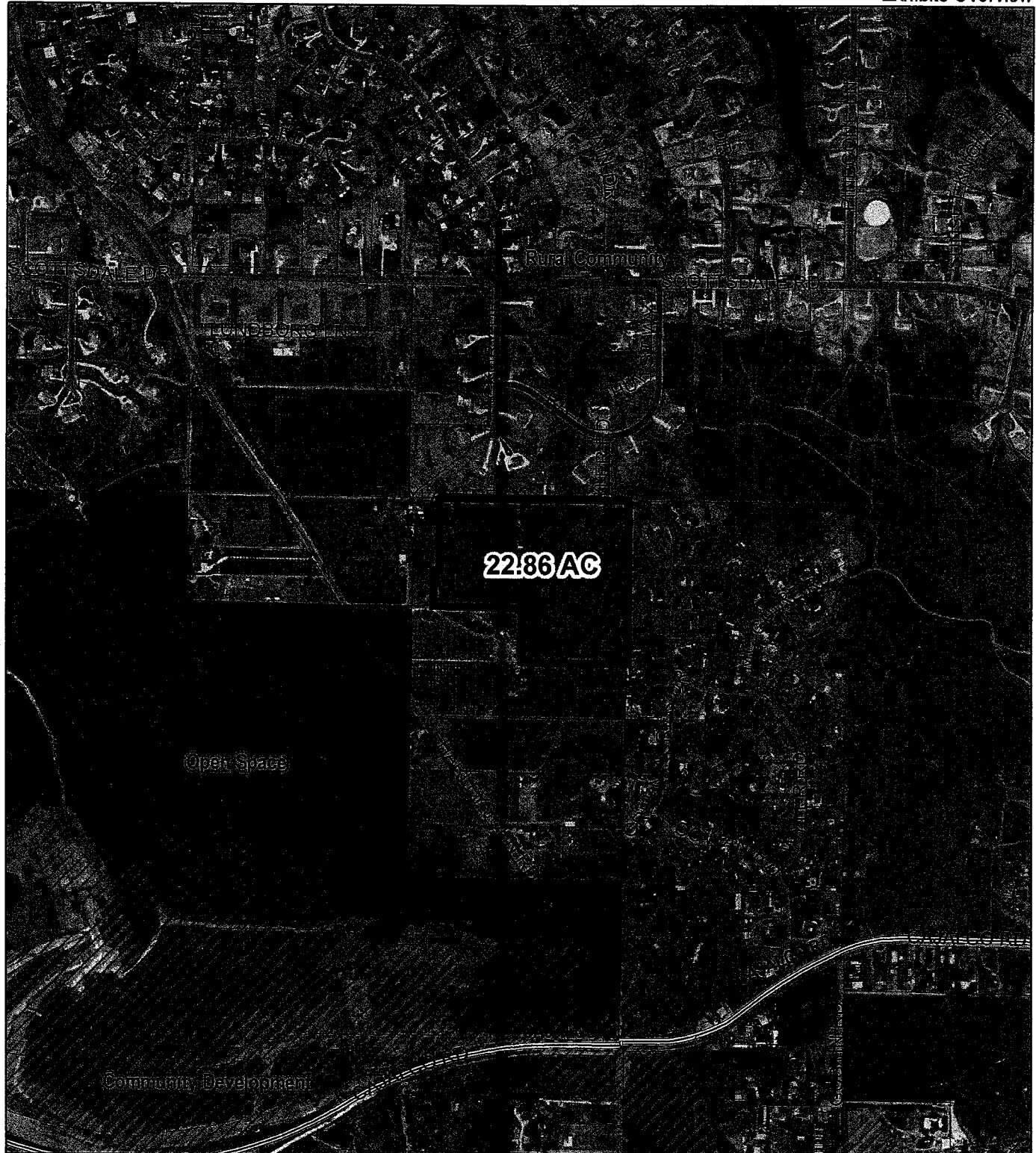
**CZ07026 TR32531**

**DEVELOPMENT OPPORTUNITY**

Planner: Abraham Tellez

Date: 10/4/06

Exhibits Overview

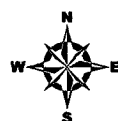


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area **Cajalco**  
Plan:

Township/Range: **T4SR5W**

SECTION: **12**



0 500 1,000 2,000 3,000 Feet

ASSESSORS  
BK. PG. 285-16

THOMAS  
BROS.PG 776 A2

Supervisor Buster  
District 1

DATE DRAWN: 9/24/06

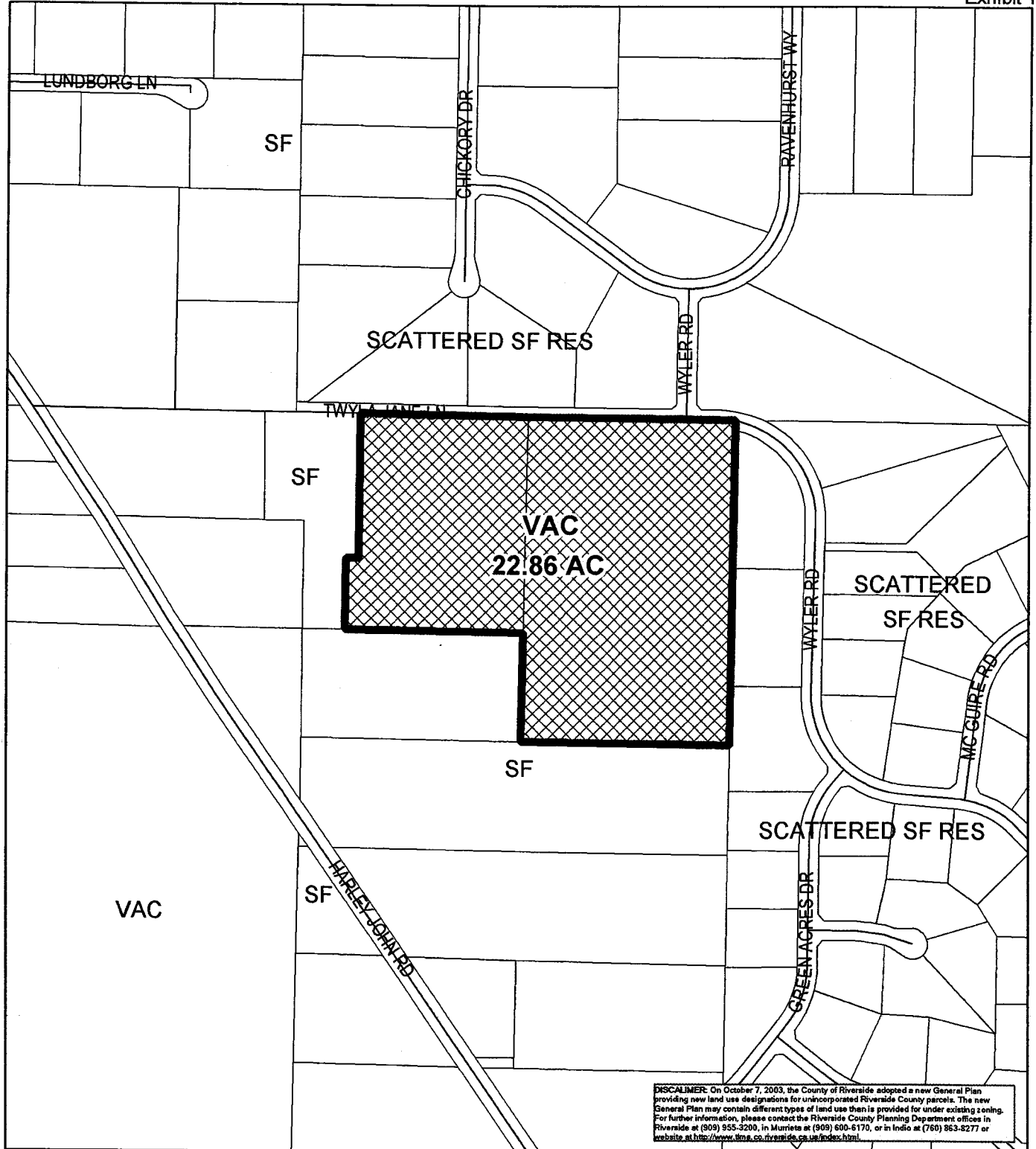
**CZ07026 TR32531**

**Land Use**

Planner: Abraham Tellez

Date: 10/4/06

Exhibit 1

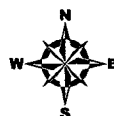


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Cajalco**

Township/Range: **T4SR5W**

Section : **12**



ASSESSORS **285-16**  
**BK. PG.**

**THOMAS**  
**BROS.PG 776 A2**

Supervisor Buster  
District 1

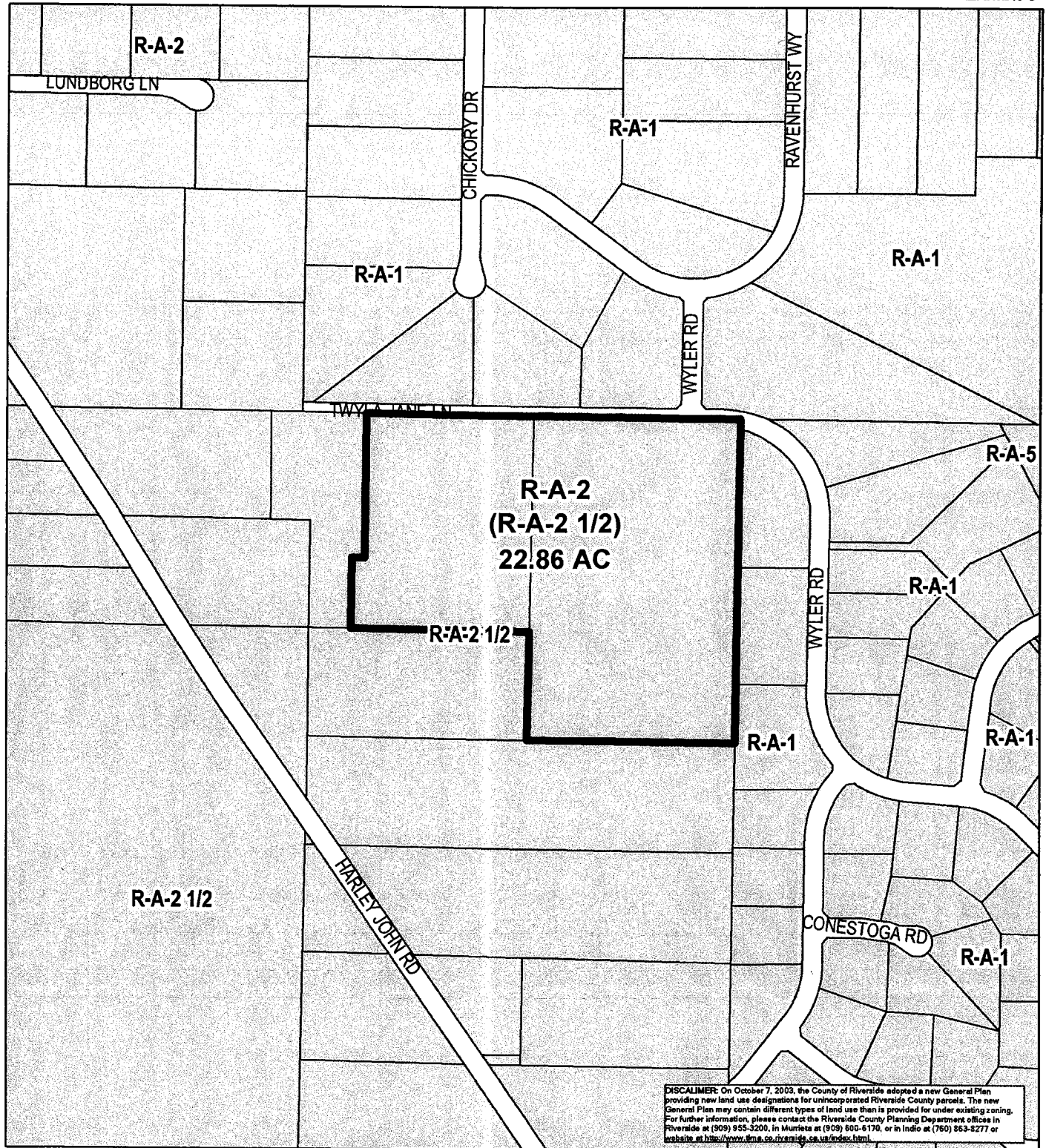
DATE DRAWN: 9/24/06

**CZ07026 TR32531**  
**PROPOSED ZONING**

Planner: Abraham Tellez

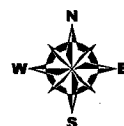
Date: 10/4/06

Exhibit 3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Cajalco**  
Township/Range: T4SR5W  
Section : 12



ASSESSORS  
BK. PG. 285-16  
THOMAS  
1,575 BROS.PG 776 A2

Supervisor Buster  
District 1

DATE DRAWN: 9/24/06

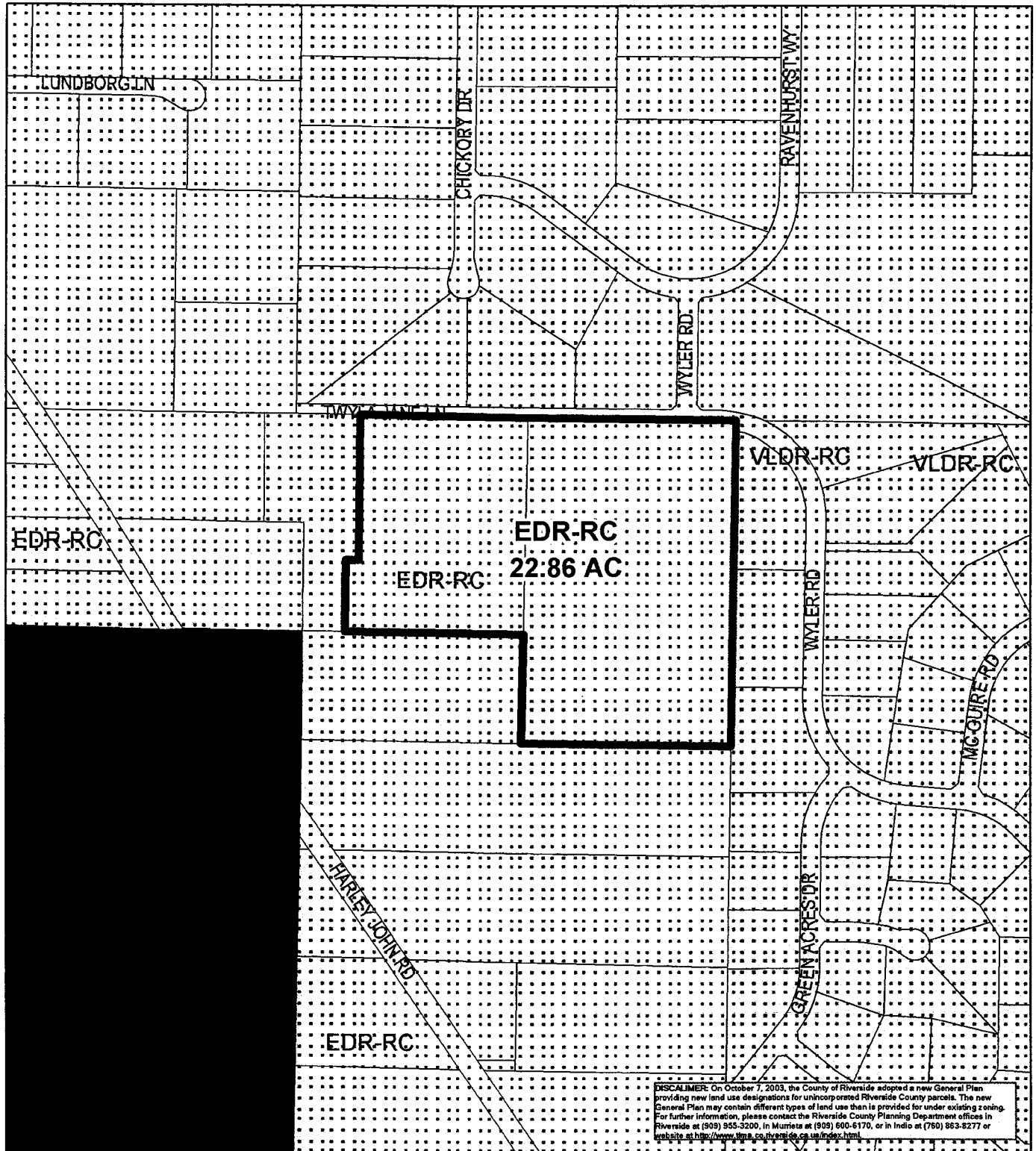
**CZ07026 TR32531**

**Existing General Plan**

Planner: Abraham Tellez

Date: 10/4/06

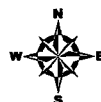
Exhibit 5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Cajalco**

Township/Range: **T4SR5W**  
Section : **12**



ASSESSORS  
BK. PG. **285-16**  
THOMAS **776 A2**  
BROS.PG

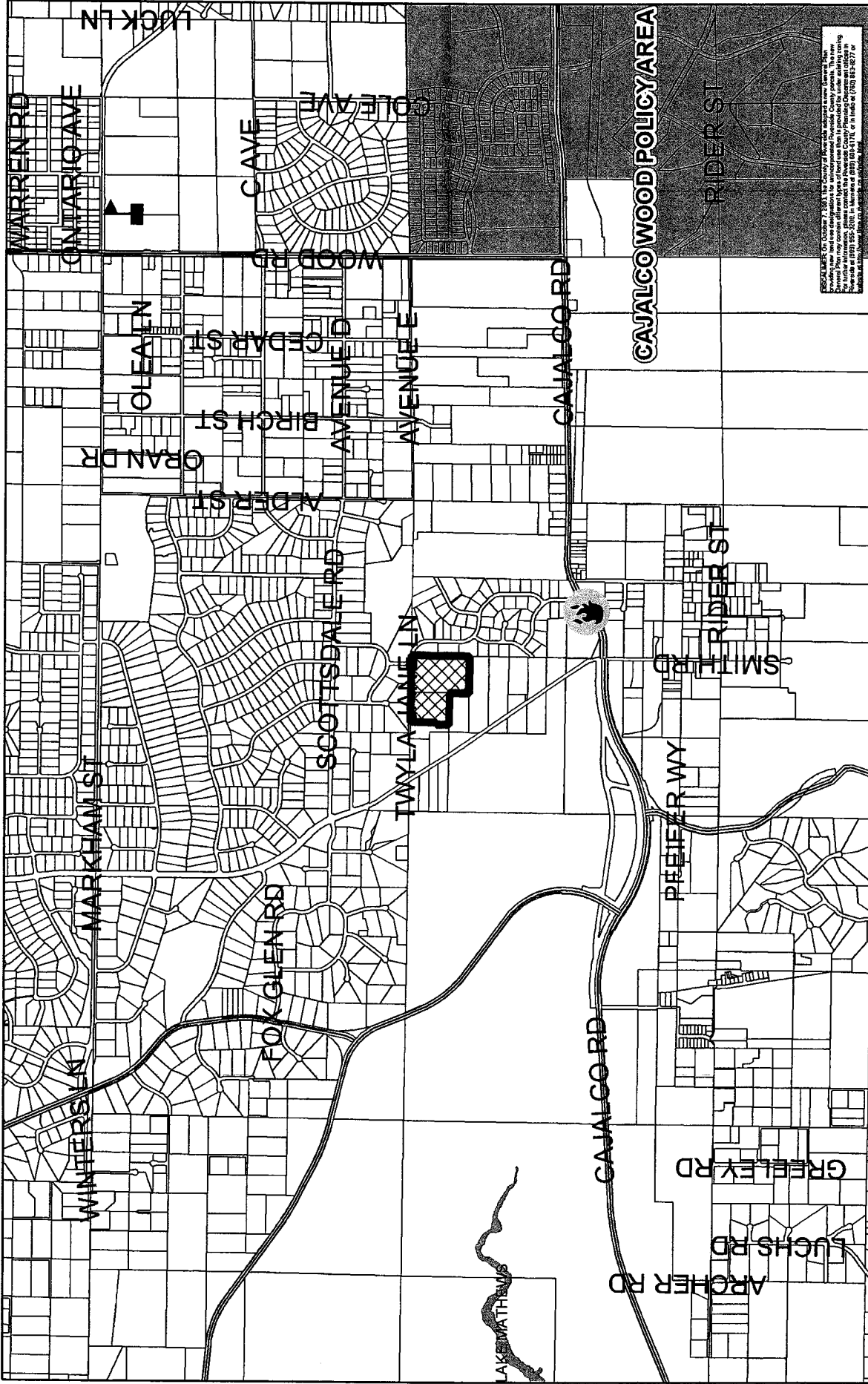


Supervisor Buster  
District 1  
DATE DRAWN: 9/24/06

CZ07026 TR32531

Policy Areas

Planner: Abraham Tellez  
Date: 10/4/06  
Exhibit 8



RESOLUTION: On October 27, 2006, the County of Riverside adopted a General Plan Amendment (GPA) to update the County's General Plan. The GPA includes a new policy area for the Cajalco Wood area. The GPA is subject to a public hearing on November 1, 2006. The GPA is subject to a public hearing on November 1, 2006. The GPA is subject to a public hearing on November 1, 2006.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Cajalco  
District: T4SR5W  
Township/Range: T4SR5W  
Section: 27

ASSESSORS  
BK. PG. 285-16  
THOMAS  
BROS. PG. 776 A2

TR 32531 And 40 (Sheets 1-3) 1/10/07 Planner: Jim P.

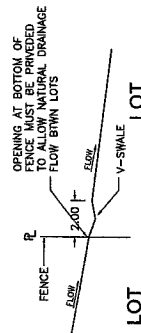
# COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP NO. 32531

LOT "B" PER LOT LINE ADJUSTMENT 4843 DATED DECEMBER 02, 2003 BEING PORTION OF PARCELS 2 & 3 AS SHOWN IN PARCEL MAP 9736 RECORDED IN PARCEL MAP BOOK 47 PAGES 10 AND 11, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

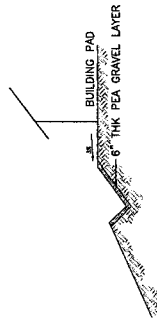
N1/2 SEC. 12, T.5S.R.5W  
A.P.N. 285-160-051 & 052 22.86 ACRES TOTAL  
RAMCAMP ENGINEERING NOVEMBER, 2006

LOT LIST SCHEDULE "B"

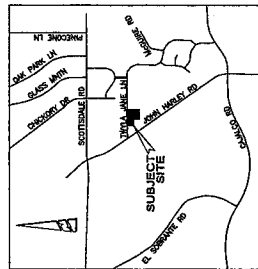
LOT #	ORIG. SQ. FT.	NET SQ. FT.
LOT 1	68,411 SQ. FT.	73,335 SQ. FT.
LOT 2	100,049 SQ. FT.	74,003 SQ. FT.
LOT 3	100,027 SQ. FT.	74,008 SQ. FT.
LOT 4	17,034 SQ. FT.	70,133 SQ. FT.
LOT 5	84,072 SQ. FT.	83,009 SQ. FT.
LOT 6	84,078 SQ. FT.	79,447 SQ. FT.
LOT 7	91,138 SQ. FT.	83,681 SQ. FT.
LOT 8	84,038 SQ. FT.	84,231 SQ. FT.
LOT 9	87,228 SQ. FT.	76,450 SQ. FT.
LOT 10	87,228 SQ. FT.	76,454 SQ. FT.
LOT 11	84,889 SQ. FT.	76,008 SQ. FT.
LOT 12	84,889 SQ. FT.	76,008 SQ. FT.
LOT 13	84,889 SQ. FT.	76,008 SQ. FT.
LOT 14	84,889 SQ. FT.	76,008 SQ. FT.
LOT 15	84,889 SQ. FT.	76,008 SQ. FT.
LOT 16	84,889 SQ. FT.	76,008 SQ. FT.
LOT 17	84,889 SQ. FT.	76,008 SQ. FT.
LOT 18	84,889 SQ. FT.	76,008 SQ. FT.
LOT 19	84,889 SQ. FT.	76,008 SQ. FT.
LOT 20	84,889 SQ. FT.	76,008 SQ. FT.



SECTION "A"  
BTWN LOTS  
V-SWALE SECTION  
NOT TO SCALE



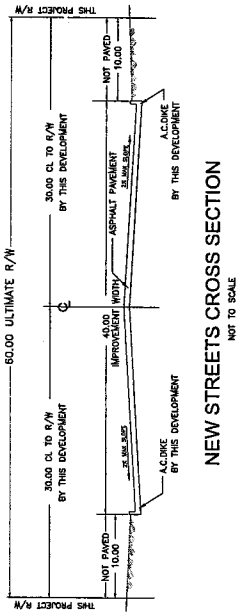
SECTION "B"  
BUILDING PAD  
6" THK PEA GRAVEL LAYER  
NOT TO SCALE



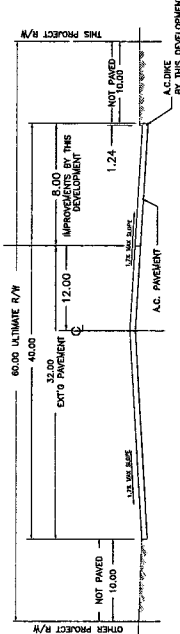
VICINITY MAP  
Tribble (cont. Sheet) 774 4-2

RAMCAMP  
ENGINEERING GROUP, INC.  
600 TRINITY AVENUE, SUITE 101  
RIVERSIDE, CALIFORNIA 92506  
TEL: 951-724-2424  
FAX: 951-724-2425  
WWW.RAMCAMPENGINEERING.COM

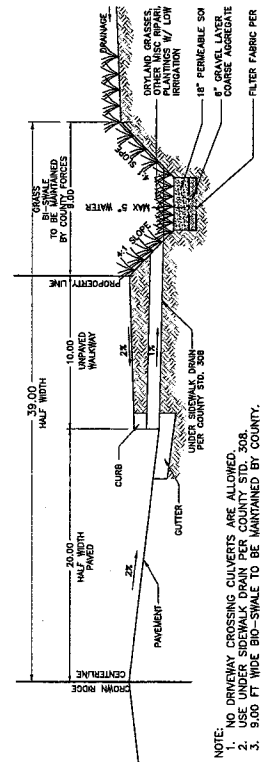
DATE	BY	DATE	BY
APPROVED	DATE	APPROVED	DATE
ENGINEER	DATE	ENGINEER	DATE
PLANNER	DATE	PLANNER	DATE



NEW STREETS CROSS SECTION  
NOT TO SCALE



TWYLLA JANE CROSS SECTION  
NOT TO SCALE



BIO-SWALE CROSS SECTION "A"  
NOT TO SCALE

NOTE: 1. NO DRAINAGE CROSSING CURBSETS ARE ALLOWED.  
2. USE UNDER SIDEWALK DRAIN PER COUNTY STD. 308.  
3. 9.00' FT WIDE BIO-SWALE TO BE MAINTAINED BY COUNTY.  
4. DRAINAGE EASEMENT THRU LOTS # 11, 7 & 8 MUST BE GRANTED.  
5. DRAINAGE BLANKET EASEMENT THROUGHOUT THE DEVELOPMENT MUST BE GRANTED FROM LOT 10 TO LOT 11.

**LEGAL DESCRIPTION**  
A.P.N. 285-160-051 & 052 22.86 ACRES TOTAL  
A.P.N. 285-160-051 7.74 ACRES  
A.P.N. 285-160-052 15.10 ACRES  
88771402 TEST  
22.86 ACRES TOTAL

**ASSESSOR'S PARCEL NO.**  
A.P.N. 285-160-051 7.74 ACRES  
A.P.N. 285-160-052 15.10 ACRES

**ZONING**  
A.P.N. 285-160-051 7.74 ACRES  
A.P.N. 285-160-052 15.10 ACRES  
ZONING: R-1, L-1, L-2  
A.P.N. 285-160-051 7.74 ACRES  
A.P.N. 285-160-052 15.10 ACRES

**OWNER**  
THE COUNTY OF RIVERSIDE  
COUNTY CLERK  
COUNTY CLERK  
COUNTY CLERK

**APPLICANT**  
THE COUNTY OF RIVERSIDE  
COUNTY CLERK  
COUNTY CLERK  
COUNTY CLERK

**SCHOOL DISTRICT**  
THE COUNTY OF RIVERSIDE  
COUNTY CLERK  
COUNTY CLERK  
COUNTY CLERK

**UTILITIES**  
ELECTRIC: SOUTHERN CALIFORNIA Edison  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
WATER: SOUTHERN CALIFORNIA Edison  
SEWER: SOUTHERN CALIFORNIA Edison  
CABLE: SOUTHERN CALIFORNIA Edison

**GENERAL NOTES**  
1. THE LOT LINE ADJUSTMENT OF THE LAND RECORDS IS NOT SUBJECT TO REVISION OR FLOOD HAZARD ZONING. THIS PROJECT IS NOT SUBJECT TO REVISION OR FLOOD HAZARD ZONING.  
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**SWALE GENERAL NOTES**  
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**RAMCAMP**  
RADICAL ENGINEERING GROUP  
870 PLYBOROUGH AVENUE, S  
CONCORD, CA 94027-8608  
951.734.6330 TEL.  
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ALEX A. MISHAK  
formcan@ramcangroup.com





# COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## CHANGE OF ZONE NO.

LOT "B" PER LOT LINE ADJUSTMENT 4643 DATED DECEMBER 1997  
 PORTION OF PARCELS 2 & 3 AS SHOWN IN PARCEL MAP 9736  
 PARCEL MAP BOOK 47 PAGES 10 AND 11.  
 PARCEL 4 AS SHOWN BY PARCEL MAP 9736 RECORDED IN P/47  
 PAGES 10 AND 11, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RAMCAM ENGINEERING AUGUST, 2001

APN: 285-160-009  
 7.73 ACRES  
 APN: 285-160-008  
 15.10 ACRES  
 22.83 ACRES TOTAL

### LEGAL DESCRIPTION

LOT "B" PER LOT LINE ADJUSTMENT 4643 DATED DECEMBER 1997, BEING PORTION OF PARCELS 2 & 3 AS SHOWN IN PARCEL MAP 9736 RECORDED IN P/47 PAGES 10 AND 11, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

### ASSESSOR PARCEL NO.

APN: 285-160-009  
 APN: 285-160-008

### ZONING

CURRENT ZONE: A-1  
 PROPOSED ZONE: R-A-2 1/2

### LAND USE

CURRENT USE: GENERAL  
 PROPOSED USE: SCHOOL DISTRICT

### UTILITIES

WATER: AVAILABLE  
 SEWER: AVAILABLE  
 GAS: AVAILABLE  
 TELEPHONE: AVAILABLE

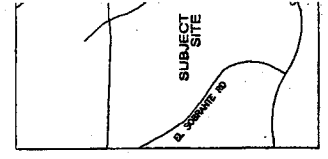
### ADJOINING PROPERTY

TO THE NORTH: R-A-1 N'LY & E  
 TO THE SOUTH: R-A-1 N'LY & E

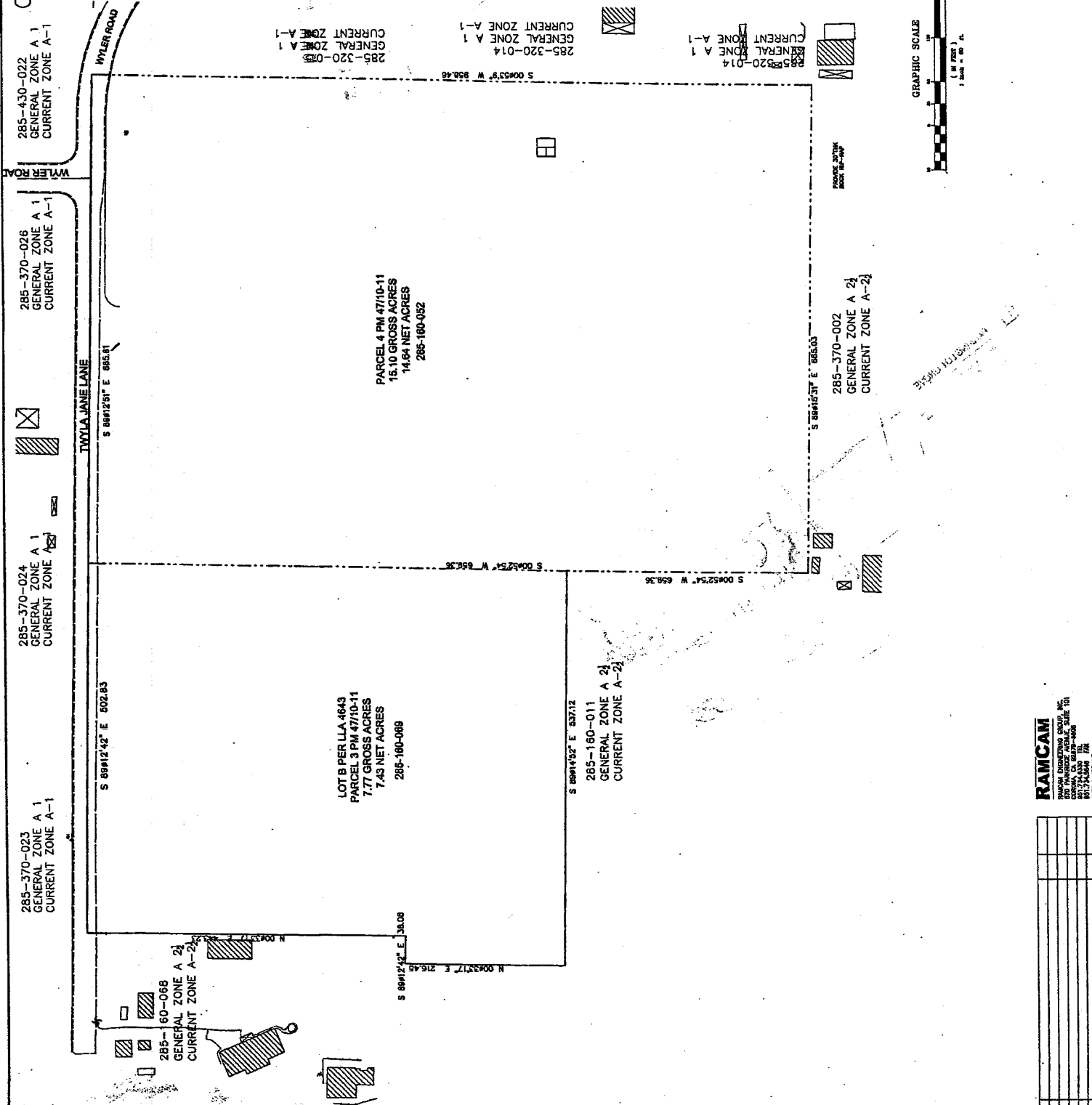
## ZONING

EXISTING: R-A-2 1/2  
 PROPOSED: R-A-2

ADJOINING PROPERTY: R-A-1 N'LY & E



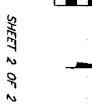
MCINTOSH & MEYER



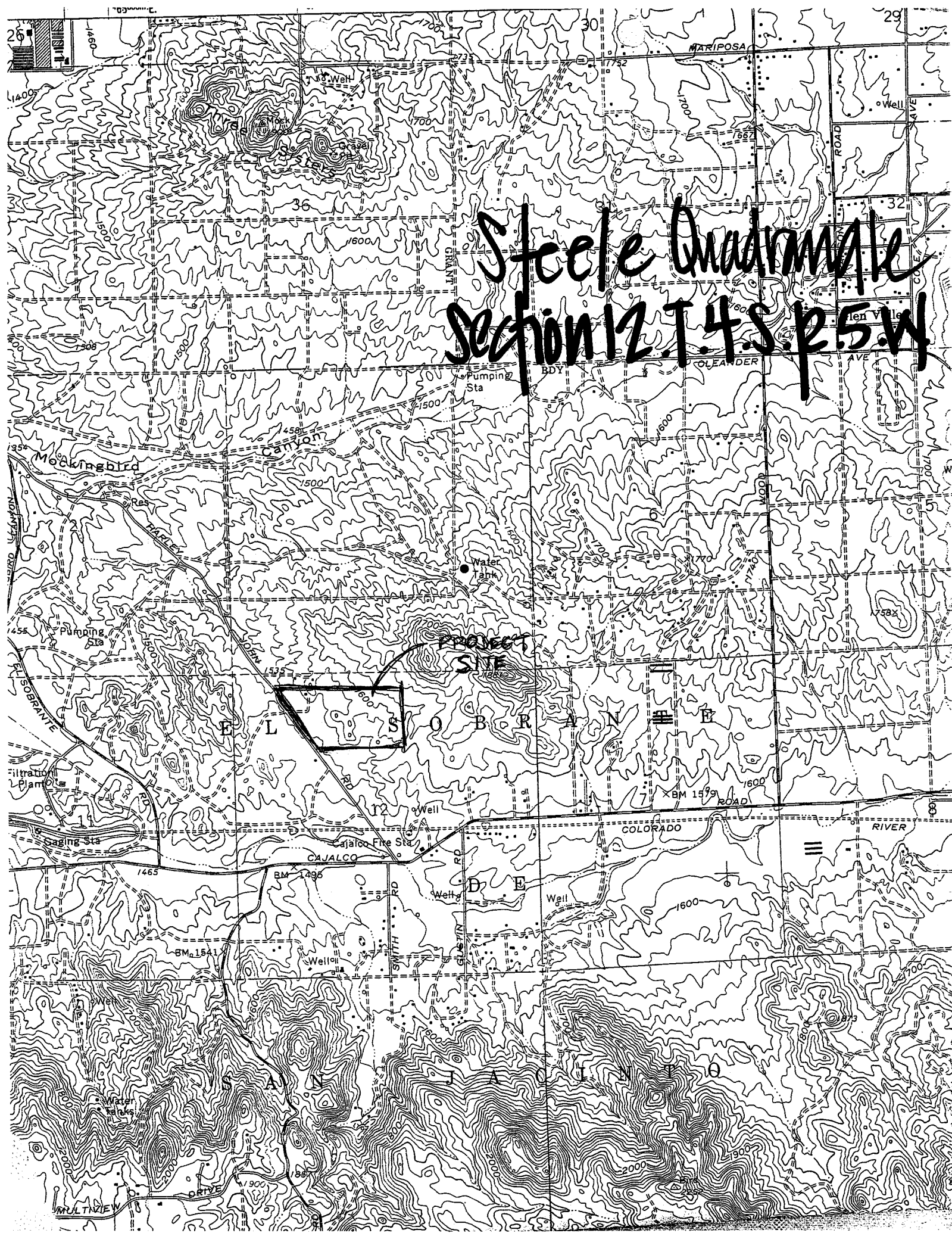
REVISIONS	DATE	COUNTY

**RAMCAM**  
 2801 W. 10TH STREET, SUITE 100  
 RIVERSIDE, CA 92506  
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 WWW.RAMCAMENGINEERING.COM





## TENTATIVE TRACT MAP & CONCEPTUAL GRADING



# Steele Quadrangle Section 12.T.4.S.R.5.W



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39735

**Project Case Type (s) and Number(s):** Tentative Tract Map No. 32531 and Change of Zone No. 07026

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

**Address:** 4080 Lemon Street, Riverside, CA 92502

**Contact Person:** Jim Phithayanukarn

**Telephone Number:** (951) 955-5133

**Applicant's Name:** Michael Garcia

**Applicant's Address:** 7138 Foxcroft Street. Riverside, CA 92506.

**Engineer's Address:** Ramcam Engineering 670 E. Parkridge Avenue. Corona, CA 92879

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone Nos. 07026** is a proposal to amend the current zoning classification of the subject property from Residential Agriculture 2½ Acre Minimum (R-A-2½) to Residential Agriculture 2 Acre Minimum (R-A-2).

**Tentative Tract Map No. 32531** is a Schedule B subdivision proposal of 22.86 acres into 11 single-family residential lots with a minimum lot size of two gross acres

This project is located in the Lake Mathews / Woodcrest Area Plan of Western Riverside County; more specifically, this project is located easterly of Harley John Road and southerly of Twyla Jane Lane.

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

**C. Total Project Area:** 22.86

**Residential Acres:** 22.86

**Lots:** 11

**Units:** 11

**Projected No. of Residents:** 33

**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

**Other:** N/A

### II. Assessor's Parcel No(s): 285-160-052 and 069.

**A. Street References:** Tentative Tract Map No. 32531 is located east of Harley John Road and south of Twyla Jane Lane.

**B. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 12, Township 4 South, Range 5 West.

**C. Brief description of the existing environmental setting of the project site and its surroundings:** The proposed Tentative Tract Map is located within an area that is surrounded by large lot single-family residents to the north, west, and east. Located to the south of the project site is a certified organic citrus farm. The topography of the area consists of well-defined ridges and minor natural watercourses that traverse the property.

### **III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

1. **Land Use:** Rural Community: Estate Density Residential (RC: EDR)
2. **Circulation:** This project will design and develop the roadways in accordance to the Circulation Element of the General Plan. The site has adequate access and is therefore in conformance with the Circulation Element.
3. **Multipurpose Open Space:** A portion of the project site will be dedicated to the Multi-Species Habitat Conservation Plan (MSHCP). As such, this project will be developed in accordance with the Multipurpose Open Space element of the General Plan.
4. **Safety:** The proposed project is not located within a high fire area, or a flood zone. The project site is located within an area that is designated at having low potential for liquefaction. The proposed project is consistent with the Safety element of the General Plan.
5. **Noise:** The proposed project is for a residential housing tract, and will comply with noise standards and therefore will be developed in accordance with the Noise element of the General Plan.
6. **Housing:** The proposed project complies with the General Plan Land Use Designation and complies with all Housing standards set forth in the General Plan.
7. **Air Quality:** The proposed project complies with the General Plan Land Use Designation density, and will comply with all Air Quality standards set forth in the General Plan.

**B. General Plan Area Plan(s):** Lake Mathews / Woodcrest

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

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

**E. Overlay(s), if any:** This project is not located within any overlay areas.

**F. Policy Area(s), if any:** This project is not located within any policy areas.

#### **G. Adjacent and Surrounding:**

1. **Area Plan:** Lake Mathews / Woodcrest
2. **Foundation Component:** Rural Community
3. **Land Use Designation(s):** Very Low Density Residential and Estate Density Residential
4. **Overlay(s):** N/A
5. **Policy Area(s), if any:** N/A

#### 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: Residential Agriculture – 2½ Acre Minimum (R-A-2½)

J. Proposed Zoning, if any: Residential Agriculture - 2 Acre Minimum (R-A-2)

K. Adjacent and Surrounding Zoning: R-A-2 to the north, R-A-2 ½ to the south, R-A-1 to the east and west.

#### IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

#### V. 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.

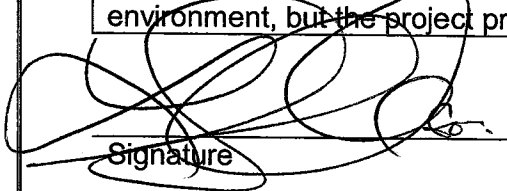
##### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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

  
Signature

May 19, 2008

Date

Jim Phithayanukarn  
Printed Name

For Ron Goldman, Planning Director

## VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County Integrated Plan (RCIP), Circulation Element, Figure C-9 "Riverside County Scenic Highways."

### Findings of Fact:

- a) The proposed project is not located within the vicinity of a scenic highway corridor, and therefore will have no effect upon a scenic highway corridor; therefore, there is no impact.
- b) The proposed project does not contain any scenic resources, and therefore will not 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. Therefore this impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Source: Riverside County GIS database (GIS); Riverside County Ordinance Number 655; Staff Review of project proposal.

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

- a) The proposed project site is approximately 44 miles from the Mount Palomar Observatory. The project site is located within Zone B and shall comply with Riverside County Ordinance No. 655. The proposed project has been conditioned (COA 50.PLANNING. 9) to create an Environmental Constraint Sheet prior to map recordation to place a note that the project site shall comply with County Ordinance No. 655; with this condition of approval, impacts are considered less than significant. This condition of approval is not considered unique mitigation pursuant to CEQA; therefore, this impact is considered less than significant.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures required.

**3. Other Lighting Issues**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Staff Review of project proposal.

**Findings of Fact:** Properties surrounding the project site include scattered low density single family residential.

- a) The propose project will create a new source of light that currently exists without the project. The project site is located within Zone B of the Mt. Palomar Observatory and shall comply with Ordinance 655. Therefore, the proposed project shall not adversely affect day or nighttime views in the area. This impact is considered less than significant.
- b) The project proposes to subdivide property into single family residential lots which is consistent with the surrounding property; therefore will not expose residential property to unacceptable light levels. This impact is considered less than significant.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures 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 non-agricultural use?

<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
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Multipurpose Open Space Element, Figure OS-2 "Agricultural Resources;" Riverside County Ordinance Number 625.1.

Findings of Fact:

- a) The proposed project site is located within an area that is designated 'Prime Farmland, Farmland of Local Importance, and Unique Farmland.' The project site does not currently facilitate any agriculture activity. The General Plan Land Use designation has already been analyzed and addressed through the General Plan EIR and by the Board of Supervisors, which found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Pursuant to CEQA Guidelines Section 15162 (a) the project will not result in any new significant environmental effects not identified in the General Plan EIR, nor will it substantially increase the severity of the environmental effects identified in the General Plan EIR. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation for the loss of Prime Farmland is required for this project. Therefore, the impact is considered less than significant.
- b) Located within the vicinity of the project site is a certified organic citrus farm to the south. The project site has been designed to mitigate for the project's water quality and increased runoff impacts. The features will include water quality swales to mitigate runoff from the streets and flow dispersion trenches to mitigate runoff from each pad. The gravel filled dispersion trench shall extend the full length of the toe of all manufactured fill slopes downstream of home sites. Future uses under the current zoning could create impacts to water quality of runoff, any animal keeping areas graded areas and future outbuildings need to have the same site design features proposed for the home sites. The final project specific WQMP shall include provisions to assure that the future owners of Lots 4, 5, 6, 7, 8 and 9 are aware of this obligation by having a description of the required water quality mitigation features/s incorporated into the Covenant and Agreement that will be required for each lot (COA 10. FLOOD RI. 1). The project has been conditioned prior to grading to submit Best Management Practices (BMP) for Water Quality (COA 60.FLOOD RI. 10). In addition, Staff has reviewed the citrus farm's "organic" designation with County Counsel and has determined that the farm's "organic" status does not constitute a unique situation requiring special analysis or mitigation above what is provided for any other agricultural use. The mitigation provided shall mitigate impacts to the citrus farm to the south to less than significant levels. The project will not conflict with a Williamson Act, and with the incorporation of the site design and the conditions of approval for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water quality requirements, impacts to existing agricultural uses are considered less than significant with mitigation.

- c) The immediate surrounding zones of this project site are all Residential Agricultural (R-A). The project is not within 300 feet of agriculturally zone property (i.e. A-1, A-P, A-2, A-D, etc. which are considered agriculturally zone property.). However, there is a citrus farm to the south of the project site within property zoned Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½). Although the Residential Agricultural zoning classification is not considered an agricultural zone and uses within the zone are primarily residential, agricultural uses, such as filed crops, vegetable gardening, and tree crops are allowed. The project proposes residential uses; however, the project site is zoned Residential Agricultural and some agricultural uses would be allowed within these residential lots pursuant to the zoning. Therefore, the impact is considered less than significant.
- d) This project will have no impact on other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

**Mitigation:** Future owners of Lots 4, 5, 6, 7, 8 and 9 will be informed of the required water quality mitigation of runoff by having a description of the required water quality mitigation features/s incorporated into the Covenant and Agreement that will be required for each lot (COA 10. FLOOD RI. 1). The project has been conditioned prior to grading to submit Best Management Practices (BMP) for Water Quality (COA 60.FLOOD RI. 10).

**Monitoring:** Monitoring shall be conducted by the Department of Flood Control.

#### **AIR QUALITY** Would the project

##### **5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☐ ☒

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)?

☐ ☐ ☐ ☒

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

☐ ☐ ☒ ☐

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☒ ☐

**Source:** Staff Review of project proposal.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 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 primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 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. This project will not obstruct the implementation of the 2003 AQMP; therefore, the impact is considered less than significant.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE. 4). This is a standard condition of approval therefore is not considered mitigation pursuant to CEQA; therefore, there is no impact.
- c) The project will not 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. Therefore, there is no impact.
- 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 major transportation facilities, and is not anticipated to generate significant odors. Therefore, this impact is considered less than significant.
- e) The proposed project is for a residential parcels. The project is consistent with the surrounding uses and do not include significant localized CO sources, toxic air contaminants or odors. Therefore will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project proposes residential parcels which is consistent uses that exist within the project vicinity. The project is not anticipated to generate significant odors affecting a substantial number of people. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**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: Multi-Species Habitat Conservation Plan (MSHCP) Review by County Biologist; Ordinance No. 663; California Code of Regulations (Title 14, Sections 670.2 and 670.5); Title 50 (Code of Federal Regulations, Sections 17.11 and 17.12).

Findings of Fact: This project is not within a criteria cell of the MSHCP and is not subject to the Riverside County HANS process. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) This project is located to the east of an area that is designated Open Space Conservation, however the project will not conflict with nor impact provisions of an Adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved legal, regional, or state conservation plan. Therefore, there is no impact.
- b) This project will not impact, 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). Therefore, there is no impact.
- c) This project will not have an impact on or have an 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. Therefore, there is no impact.
- d) This project is located on dry land and will not have an impact on or interfere with the movement of any native resident or migratory fish or wildlife species with established native resident migratory wildlife corridors, or impeded the use of native wildlife nursery sites. Therefore, there is no impact.
- e) This project is not located on or nearby a riparian habitat and will not have an impact on or have any substantial adverse effects on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations of by the California Department of Fish and Game or U.S. Fish and Wildlife Service; therefore, there is no impact.
- f) This project is located north of a certified organic citrus farm, however it is not located on or nearby a wetland and will not have an impact on or interfere with federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. There are also no nearby wetlands, marsh, vernal pool, and coastal, etc. located on the organic citrus farm; therefore, there is no impact. The project does have an existing certified organic citrus farm to the south of the project site; however, water quality has been mitigated with the incorporation of site design features, dispersion trenches being located at the toe of all manufactured slopes, and bio swales. With compliance with the Flood Control District, and the required Water Quality Management Plan (WQMP) this project will not have an impact on or interfere. Organic farms do not require unique mitigation or special analysis over and above what is provided for other agricultural uses. Therefore, there is no impact.
- g) This project site is completely disturbed and does not contain any trees or other biological resources that require preservation. Therefore, this project will not have any impact nor will it conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Source: Site visit; Staff Review of project proposal, RCIP, Multipurpose Open Space Element, Figure OS-7 "Historical Resources;" California Code of Regulations, Section 15064.5.

Findings of Fact:

- a) This area is not identified as an area of Historical Resources on Figure OS-7 of the RCIP, Multipurpose Open Space Element. Therefore, this project will have no impact on a historic site. Therefore, there is no impact.
- b) This project will not have an impact on the significance of a historical resource as defined in the California Code of Regulations, Section 15064.5. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Open Space Element, Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes."

Findings of Fact:

- a) The project area is not located within an area that is classified as an archeological site. The proposed project therefore will not alter or destroy an archeological site; therefore there is no impact.
- b) This project will not have an impact on the significance of an archaeological resource as defined in the California Code of Regulations, Section 15064.5. Therefore, there is no impact.
- c) This project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned (COA 10.PLANNING. 22) to halt construction and immediately contact the State Health and Safety

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. This is a standard condition of approval and is therefore not considered unique mitigation pursuant to CEQA; therefore this impact is considered less than significant.

- d) This project will not restrict existing or religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### 9. Paleontological Resources

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

Source: RCIP, Open Space Element, Figure OS-8 "Paleontological Sensitivity."

Findings of Fact: The project is located within an area of potential paleontologic resources (Classification of High A).

- a) The propose project is located within an area that is designated for having low potential for paleontological resources. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Safety Element, Figure S-2 "Earthquake Fault Study Zones;" County Geologist.

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 an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. Therefore, the proposed project is not anticipated to expose people or structures to potential substantial adverse effects; this impact is considered less than significant.
- b) According to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," the proposed project site is not located within an earthquake fault zone. Therefore, there will be no impacts that would cause the proposed project to be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### 11. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a) Be subject to seismic-related ground failure, including liquefaction?

Source: RCIP, Safety Element, Figure S-3 "Generalized Liquefaction," GIS; County Geologist; Slope Stability Report No. 680 (SSR680).

Findings of Fact: According the Riverside County General Plan Figure S-3 "Generalized Liquefaction," the proposed project site lies within an area of low potential for liquefaction exists and localized seismic hazard potential. Therefore, this impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### 12. Ground-shaking Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Be subject to strong seismic ground shaking?

Source: RCIP, Figure S-20 "Major Highway Locations."

Findings of Fact:

- a) Figure S-20 in the RCIP, Safety Element, identifies this project location as part of an area that is designated as "very high" for general ground-shaking risk. As such, in 2008, the County of Riverside adopted the International Building Code (IBC) as an effort to reduce hazard risks in response to recent earthquakes. No further action is required by Riverside County. Therefore, the impact of this project on this site is considered less than a significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: RCIP, Safety Element, Figures S-4 "Earthquake-Induced Slope Stability Map" and S-5 "Regions Underlain by Steep Slopes;" RCIP, Lake Mathews / Woodcrest Area Plan, Figures 11 "Lake Mathews / Woodcrest Area Plan Steep Slope" and 12 "Lake Mathews / Woodcrest Area Plan Slope Instability."

#### Findings of Fact:

- a) The topography on this project site is relatively flat and is not located on a geologic unit or soil that is unstable, that would potentially result in on- or off- site landslide, lateral spreading, collapse, or rockfall hazard. The Lake Mathews / Woodcrest Area Plan indicates this project is not located within an area with steep slopes and without slope instability. The site has been weathered and disturbed by animal and agriculture activities. Manufactured slopes in excess of thirty (30) feet or greater than 2:1 are not proposed. This shall also be restricted without further grading review by the Building and Safety Department – Grading Division. Therefore, this project will have no impact on landslide risk.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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, Safety Element, Figures S-4 "Earthquake-Induced Slope Stability Map" and S-5 "Regions Underlain by Steep Slopes."

#### Findings of Fact:

- a) The proposed project is located within an area that is susceptible to ground subsidence. The project has been conditioned prior to grading permit (COA 60.PLANNING. 25) to submit a subsidence study to the Planning Grading Department. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA; this impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 15. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review of project proposal and County Geologist.

Findings of Fact:

- a) This project has been reviewed by the County Geologist and has been determined not to be susceptible to seiche, mudflow or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### 16. Slopes

a) Change topography or ground surface relief features?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Safety Element, Figures S-4 "Earthquake-Induced Slope Stability Map" and S-5 "Regions Underlain by Steep Slopes."

Findings of Fact: This area has a slope angle of less than 15%. There is also no slope instability indicated. This project site is relatively flat, will be required to comply with the standard grading procedures, standards, and ordinances of the Riverside County Building and Safety Department – Building Division.

- a) The proposed project will affect the topography or ground surface relief features. However due to the size of the proposed project, this impact is considered less than significant.
- b) This project will not create cut or fill slopes greater than 2:1 or higher than 10 feet; therefore this impact is considered less than significant.
- c) This project will not result in grading that affects or negates subsurface sewage disposal systems; therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### 17. Soils

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review of project proposal

Findings of Fact:

- a) The proposed project will have no impact on soil erosion or the loss of topsoil because of the existing flat topography. Therefore, there is no impact.
- b) This project will not be located and have no impact on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
e) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review of project proposal; RCIP, Safety Element, Figures S-4 "Earthquake-Induced Slope Stability Map" and S-5 "Regions Underlain by Steep Slopes."

Findings of Fact:

- a) This project is not located within the vicinity of a river, stream, or bed of a lake and thus will have no impact on deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.
- b) The proposed project will have no impact on water erosion, either on or off site. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<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?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Safety Element, Figure S-8 "Wind Erosion Susceptibility Map;" Ordinance Number 460, Section 14.2 and Ordinance Number 484.

Findings of Fact:

The project site is not located within a blowsand area and is not subject to wind erosion. However, some dust may be generated during grading. As such, this project has been conditioned to control dust (COA 10.BS GRADE. 4). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Source: Staffs review of project proposal and Department of Environmental Programs.

Findings of Fact:

- a) The proposed project is for a Tentative Tract Map that proposes to use individual septic sewage treatment system. The septic sewage systems have a insignificant potential to release nitrates within the leech field areas. The proposed leech field areas are not proposed to be located within areas with natural water flow; therefore, the potential for off-site contaminants of nitrates are considered less than significant.
- b) The proposed project is for a Tentative Tract Map for a residential development. The project has the potential to release nitrates into the leech field area due to the individual septic sewage treatment systems, which are proposed for the individual lots. However, due to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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leech fields not being located within areas with natural water flow, this impact is considered less than significant.

Potential impacts of higher nitrate levels in ground water are considered less than significant. The Department of Environmental Health has reviewed the proposed project, and has cleared the Tentative Tract Map to utilize conventional septic sewage treatment systems. Additional review of the septic systems will be performed by the Department of Environmental Health prior to grading permit issuance (COA 60.E HEALTH. 2), this is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

The potential for polluted runoff for each individual pad are mitigated through the implementation of site design features, which include flow dispersion trenches, which shall extend the full length of the toe of all manufactured fill slopes downstream from the home site, and the use of swales will be to mitigate runoff from the streets. Therefore the project does not propose any hazardous materials or propose any hazards that would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c) This project will not alter public roads or access in a manner that will adversely affect emergency response or evacuation. Additionally, the project has been reviewed by the County Fire and Transportation Departments to ensure adequate and proper emergency access. As such, this project will have no impact on the impairment of implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) This project is not located within one-quarter mile of an existing or proposed school. Therefore, this 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 is no impact.
- e) This project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard or have any impact to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

## 21. Airports

a) Result in an inconsistency with an Airport Master Plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Require review by the Airport Land Use Commission?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Lake Mathews / Woodcrest Area Plan, Figure 4 "Policy Areas;" GIS.

Findings of Fact:

- a) The proposed project is not located within an airport, therefore will have no impact on nor result in an inconsistency with an Airport Master Plan.
- b) The proposed project is not located within an airport, therefore will not require review by the Riverside County Airport Land Use Commission. Therefore, there is no impact.
- c) The proposed project is not located within an airport, and is not located within an airport land use plan, is not within two miles of a public airport or public use airport, and will not result in a safety hazard for people residing or working in the area. Therefore, there is no impact.
- d) The proposed project is not located within an airport, and is not located within the vicinity of a private airstrip, or heliport, and will not result in a safety hazard for people residing or working in the area. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**22. Hazardous Fire Area**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Safety Element, Figure S-11 "Wildfire Susceptibility" and GIS.

Findings of Fact:

- a) The proposed project is not located within a "High Fire" area as shown in Figure S-11. Therefore it is not anticipated to 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. This impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Safety Element, Figures S-9 "100- and 500-Year Flood Hazard Zones;" Riverside County Flood Control District and GIS, Hydrology Study for Tract No. 32531, prepared by Raab Engineering, Inc, dated February 14, 2008, Project Application Materials.

Findings of Fact:

- a) The proposed project will not substantially alter the existing drainage pattern of the site. The proposed project has provided a revised site plan dated March 31, 2008 showing the location and treatment of runoff and drainages throughout the property, and a Hydrology Study, dated February 14, 2008, which provides calculations of the drainage design. The Hydrology Study and site plan have been reviewed and approved by the Riverside County Flood Department. The proposed project shall incorporate water quality swales to mitigate runoff from the streets and flow dispersion trenches to mitigate runoff from each pad. The gravel filled dispersion trench shall extend the full length of the toe of all manufactured fill slopes downstream of home sites. (COA 10. FLOOD RI. 1). The project has been conditioned prior to grading to submit Best Management Practices (BMP) for Water Quality (COA 60.FLOOD RI. 10). The water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality features have been designed to replicate the pre-developed drainage pattern of the site. Therefore, this impact is considered This impact is considered less than significant.

- b) The proposed project shall not violate any water quality standards. The project has incorporated site design features to mitigate for the project's water quality as shown on the tentative map, dated March 31, 2008 and within the Hydrology Study, dated February 14, 2008. The features will include water quality swales to mitigate runoff from the streets and flow dispersion trenches to mitigate runoff from each pad. Once the flows are conveyed through the water quality features they will outlet to the natural drainages located south of the property. The proposed project will not violate any waste discharge requirements. The project has been conditioned prior to grading permit issuance to comply with the National Pollutant Discharge Elimination System (N.P.D.E.S.) and develop and implement a Storm Water Pollution Prevention Plan (S.W.P.P.P.) (COA 60.BS GRADE. 12). These are standard conditions of approval, and are not considered unique mitigation pursuant to CEQA. Therefore this impact is considered less than significant.
- c) The proposed 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; therefore there is not impact.
- d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The proposed project has incorporated site design features to mitigate for the projects water quality and increased runoff impacts. Water quality swales will be used to mitigate runoff from the streets and flow dispersions trenches will be used to mitigate runoff from each pad. Therefore, the proposed project will not provide substantial additional sources of polluted runoff. This impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood hazard area, therefore will not place housing within a 100-year flood area; therefore there is no impact.
- f) The proposed project is not located within a 100-year flood hazard area. therefore will not place structures that would impede or redirect flood flows. There is no impact.
- g) Future uses under the current zoning could create impacts to water quality of runoff, any animal keeping areas graded areas and future outbuildings need to have the same site design features proposed for the home sites. The final project specific WQMP shall include provisions to assure that the future owners of Lots 4, 5, 6, 7, 8 and 9 are aware of this obligation by having a description of the required water quality mitigation features/s incorporated into the Covenant and Agreement that will be required for each lot (COA 10. FLOOD RI. 1).
- h) The project has been conditioned prior to grading permit issuance to use Best Management Practices (BMPs) which include water quality swales to mitigate runoff from the streets and flow dispersion trenches to mitigate runoff from each pad (COA 60.FLOOD RI. 10); however the implementation of these BMPs will not result in significant environmental effects, therefore with the incorporation of this mitigation measure, this impact will be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** The project has been conditioned prior to grading permit issuance to use Best Management Practices (BMPs) which include water quality swales to mitigate runoff from the streets and flow dispersion trenches to mitigate runoff from each pad (COA 60.FLOOD RI. 10). The project has also been conditioned for the final project specific WQMP shall include provisions to assure that the future owners of Lots 4, 5, 6, 7, 8 and 9 are aware of this obligation by having a description of the required water quality mitigation features/s incorporated into the Covenant and Agreement that will be required for each lot (COA 10. FLOOD RI. 1).

**Monitoring:** Monitoring will be conducted by the County Flood Control Department during the plan check process.

#### 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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Safety Element, Figures S-9 "100- and 500-Year Flood Hazard Zones" and S-10 "Dam Failure Inundation Zones" and GIS.

#### Findings of Fact:

- The proposed project site is located to the north of a certified organic citrus farm. The project site does have natural watercourses that traverse the property, however the proposed project does not intend to develop over or alter the natural watercourses located on the westerly and easterly portion of the project site. The project site has been designed to incorporate design features that would mitigate for the runoff impacts. With the incorporations of water quality swales, and dispersion trenches surrounding each pad; the amount of surface runoff would not result in flooding on- or off-site; therefore, this impact is considered less than significant.
- The project may change the absorption rates and the rate and amount of surface runoff; however the project has implemented site design features that include swales and dispersion trenches to mitigate for the projects increased runoff impacts. This impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project 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. Therefore, there is no impact.

d) The proposed project will not change the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

<b>LAND USE/PLANNING</b> Would the project				
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Land Use Element; GIS; Staff review of project proposal.

Findings of Fact:

- a) The current General Plan Land Use is Rural Community: Estate Density Residential (RC: EDR), which is a 2 acre minimum. The General Plan designation on surrounding parcels is Rural Community: Estate Density Residential 2 acre minimum. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC: EDR) Land Use therefore will not result in alteration of the present or planned land use of the area. Therefore, there is no impact.
- b) This project is located within the City Sphere of Riverside. As such, this project has been transmitted to the City of Riverside. No adverse comment to this project was made by the City. Therefore, this project will have no impact in the land use within the city sphere or within adjacent city or county boundaries. Additionally, this project complies with the MOU with the City of Riverside. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Source: RCIP, Land Use Element; GIS; Staff review of project proposal.

Findings of Fact:

- a) The project proposes and will be consistent with the proposed Residential Agriculture – 2 acre minimum zone (R-A-2). Therefore, there is no impact.
- b) The project is located north of an existing certified organic citrus farm. Surrounding the project site are 1 acre minimum residential lots to the north and east and 2 acre minimums to the south and west. The proposed project has incorporated site design features which include bio swales and dispersion trenches surrounding the residential pads to mitigate water quality impacts. The proposed project is designated as residential agriculture and is surrounding by residential land uses to the north and east, with the incorporation of the site design features, the proposed project is compatible with surrounding land uses; therefore this impact is considered less than significant.
- c) The proposed residential tract map will be compatible with the existing and planned land uses. Therefore, there is no impact.
- d) The project will be consistent with the land use designations and policies of the RCIP. Therefore, there is no impact.
- e) This project will not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

<b>MINERAL RESOURCES</b> Would the project				
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Open Space Element, Figure OS-5 "Mineral Resources."

Findings of Fact: This project site is located within an area of mineral resources designated as zone MRZ-3. The MRZ-3 designation indicates that mineral deposits are likely to exist, however, according to the available geologic information, the significance of the deposit is undetermined. The site is not zoned for mineral resources or mining. The project will not interfere with mining operations or expose people to risk associated with mining operations.

- a) This 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. Therefore, there is no impact.
- b) This project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) This project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. Therefore, there is no impact.
- d) This project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### **NOISE** Would the project result in

##### **Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

#### **28. Airport Noise**

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: RCIP, Lake Mathews / Woodcrest Area Plan, Figure 4 "Policy Areas;" GIS.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) This project is not located within an airport land use plan nor is it located within two miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.
- b) This project is not located within the vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### 29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: RCIP, Circulation Element, Figure C-1 "Circulation Plan."

Findings of Fact: The proposed project is not located near a railroad. Therefore, railroad noise will have no impact on the proposed project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

### 30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: RCIP, Circulation Element, Figure C-1 "Circulation Plan."

Findings of Fact: The proposed project is not located near a highway. Therefore, highway noise will have no impact on the proposed project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

### 31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: RCIP, Circulation Element, Figure C-1 "Circulation Plan."

Findings of Fact: Other noise will have no impact on the proposed project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Staff review of project proposal.

Findings of Fact:

- a) This project will cause a permanent increase in ambient noise levels in the project vicinity above levels existing without the project. However, as this project proposal includes 11 single-family residences on a minimum lot size of 2 acres within a rural community, this impact is considered less than significant.
- b) This project will cause a temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project. However, as this project proposal includes 11 single family residences on a minimum lot size of 2 acres within a rural community, and temporary or periodic increases in noise levels are anticipated during construction, this impact is considered less than significant.
- c) There will be no impact to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d) There will be no impact to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**POPULATION AND HOUSING** Would the project

<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80%	<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
or less of the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review of project proposal and Economic Development Agency.

Findings of Fact:

- a) This project will be developed on current vacant land and will therefore have no impact on displacing substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) This project will develop 11 single family homes will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) This project will be developed on current vacant land and will therefore have no impact on displacing a substantial amount of people that would necessitate additional housing elsewhere.
- d) This project is not located with a Redevelopment area and will therefore have no impact on affecting a County Redevelopment Project Area.
- e) The development of 11 single family residential homes is a minor addition to the surrounding existing homes. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.
- f) The development of 11 single-family residential homes is a minor addition to the surrounding existing homes. Therefore, this project will have no impact on inducing 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).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

**34. Fire Services** ☐ ☐ ☒ ☐

Source: Ordinance No. 659, Riverside County Integrated Plan, Safety Element, Figure S-11 "Wildfire Susceptibility."

Findings of Fact: The proposed project will have an indirect impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy(COA 90.PLANNING. 14), the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. This is a standard condition of approval and therefore not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**35. Sheriff Services** ☐ ☐ ☒ ☐

Source: Ordinance No. 659, Riverside County Integrated Plan, Safety Element, Figure S-13 "Inventory of Emergency Response Facilities."

Findings of Fact: The proposed project will have an indirect impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy (COA 90.PLANNING. 14), the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. This is a standard condition of approval and therefore not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**36. Schools** ☐ ☐ ☒ ☐

Source: Riverside County Integrated Plan, Safety Element, Figure S-14 "Inventory of School Locations."

Findings of Fact: The proposed project is located within the Val Verde Unified School District and will have an indirect impact on schools. The proposed project is conditioned to the payment of school fees

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prior to building permit issuance (COA 80.PLANNING. 14). This is a standard condition of approval and therefore not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

### 37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Ordinance No. 659, Staff review of project proposal.

Findings of Fact: The proposed project will have an indirect impact on the demand for Library services. Prior to the issuance of a certificate of occupancy (COA 90.PLANNING. 14), the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. This is a standard condition of approval and therefore not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

### 38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Ordinance No. 659, Staff review of project proposal.

Findings of Fact: The proposed project will have an indirect impact on the demand for health services. Prior to the issuance of a certificate of occupancy (COA 90.PLANNING. 14), the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. This is a standard condition of approval and therefore not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

## RECREATION

### 39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Open Space Element, Figure OS-3 "Parks, Forests, and Recreation Areas;" Riverside County Ordinance No. 460, Section 10.35 and Riverside County Ordinance No. 659.

Findings of Fact: This project will propose a community trail on the north side of Twyla Jane Lane. Additionally:

- a) Such trail will have no impact on recreational facilities or require the construction or expansion of recreational facilities, therefore this impact is considered less than significant.
- b) This project will have no impact on the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) This project is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Therefore, this project will have no impact on a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Circulation Element, Figure C-7 "Trails and Bikeway System."

Findings of Fact: This project will propose a community trail on the north side of Twyla Jane Lane. This impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: Mo monitoring measures required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: Riverside County Transportation Department; Riverside County Fire Department; Riverside County Ordinance No. 348; RCIP, Circulation Element, Figure C-1 "Riverside County Circulation Plan."

Findings of Fact:

- a) This project will not have an impact in causing an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The Riverside County Transportation Department has determined that this project is exempt from a traffic study; therefore this impact is considered less than significant.
- b) This project will have no impact in creating an inadequate parking capacity.
- c) This 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, there is no impact.
- d) This project will not 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. Therefore, there is no impact.
- e) This project will not alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- g) The proposed project has been reviewed by the Riverside County Transportation Department has ensured that this project will provide all street improvements, street improvement plans

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and / or road dedications set forth in accordance with Ordinance 460. These impacts are considered less than significant.

- h) This project is not anticipated to cause an effect upon circulation during the project's construction. Therefore, there is no impact.
- i) Review from the Riverside County Transportation Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### 42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Circulation Element, Figure C-7 "Trails and Bikeway System."

Findings of Fact: This project is not located within the vicinity of a bike trail and will therefore have no impact on bike trails.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 43. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review of project proposal.

Findings of Fact:

- a) This project will not 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) This project will have not have a significant impact on the supply of water available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

#### 44. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review of project proposal.

#### Findings of Fact:

- a) This project does not require a construction of new wastewater treatment facilities and will have no impact on requiring or resulting in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) This project will have no impact on 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.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review of project proposal and letter from Riverside County Waste Management, dated June 09, 2003.

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

- a) This project has the potential to impact landfill capacity by generating solid waste that requires disposal during construction and upon occupancy of the site. However, this project is in conformance with the surrounding uses and does not anticipate exceeding the landfills capacity; therefore, this impact is considered less than significant.
- b) This project will comply with federal, state and local statues and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

**Mitigation:** No mitigation measures required

**Monitoring:** No monitoring measures 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"/>

**Source:** Staff review of project proposal.

**Findings of Fact:**

- a-h) The project is expected to create incremental impacts on the demand for the above-checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures required.

**OTHER**

47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Staff review of project proposal.

**Findings of Fact:** N/A

**Mitigation:** N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: N/A

#### MANDATORY FINDINGS OF SIGNIFICANCE

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review or project proposal.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review of project proposal.

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, as this project is site-specific and will not include future developments that may induce long-term impacts.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review of project proposal.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, as this project is site-specific and will not include future developments within the vicinity to allow for such cumulative impacts.

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

Source: Staff review of project proposal.

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 tiring, 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:

GIS: Riverside County Geographic Information System.  
 MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.  
 RCIP: Riverside County Integrated Plan (General Plan), Adopted October 07, 2003.  
 Hydrology Study Raab Engineering, Inc. February 14, 2008

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9<sup>th</sup> Floor  
 Riverside, CA 92502

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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. 32531 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32531, Amended No. 6 (Pages 1-3), dated 3/31/08.

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

Tentative Tract Map No. 32531 is a Schedule B subdivision proposal of 22.86 acres into 11 single-family residential lots with a minimum lot size of two gross acres.

The project site is located east of Harley John Road and south of Twyla Jane Lane in the Lake Mathews / Woodcrest Area Plan of Western Riverside County.

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.

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

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10. GENERAL CONDITIONS

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST (cont.)                      RECOMMND

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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10. GENERAL CONDITIONS

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.

10.BS GRADE. 10                      MAP-G2.22 PVT RD GDG PMT                      RECOMMND

Constructing a private road requires a grading permit.

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 B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 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 32531 proposes to subdivide 22.86 acres into residential lots. The site is located in the Cajalco area south of Lundborg Ln, east of Harley John Rd, north of Cajalco Rd, and west of Wyler Rd.

The topography of the area consists of well-defined ridges and minor natural watercourses that traverse the property. The site receives local runoff from the north. There is adequate area outside the natural watercourses for building.

The applicant has chosen to implement site design features to mitigate for the project's water quality and increased

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1

#### MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

runoff impacts. The features will include water quality swales to mitigate runoff from the streets and flow dispersion trenches to mitigate runoff from each pad. The gravel filled dispersion trench shall extend the full length of the toe of all manufactured fill slopes downstream of home sites. All BMP's must be shown on the submitted grading plans along with supporting calculations for these features. The site design features will be installed with grading for each individual lot.

The existing land use (an organic citrus farm) immediately adjacent to this project's southeastern drainage outfall has been identified as especially sensitive to pollutants associated with development. Therefore, additional care is warranted to assure that the portions of this new development tributary to the southeastern watercourse implement reasonable measures to minimize potential impacts to the neighboring property.

Future uses under the current zoning could create impacts to water quality of runoff, any animal keeping areas graded areas and future outbuildings need to have the same site design features proposed for the homesites (i.e. gravel dispersion trenches). The final project specific WQMP shall include provisions to assure that the future owners of Lots 4, 5, 6, 7, 8 and 9 are aware of this obligation. This could be accomplished by having a description of the required water quality mitigation feature/s incorporated into the Covenant and Agreement that will be required for each lot.

The street design for the new intersections at Twyla Jane Lane and Street "D" shall be designed to replicate the pre-developed drainage pattern in which flows in Twyla Jane Lane flow west to the existing road culvert that discharges to lot 1.

### 10.FLOOD RI. 2

#### MAP BMP - ENERGY DISSIPATOR

RECOMMND

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3

MAP OWNER MAINT NOTICE-BMP's

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 water quality design features constructed on each lot.

10.FLOOD RI. 6

MAP FINAL WQMP ONLY

RECOMMND

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

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

The developer shall submit a report that meets 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.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 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 B, unless modified by the conditions listed herein.

10.PLANNING. 2 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. 4 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. 5 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.

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

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10. GENERAL CONDITIONS

10.PLANNING. 9

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-A-2 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 10 feet.
- d. The street side yard setback is 10 feet.
- e. Lots shall measure setbacks from the limit of the drainage easement closest to a structure. No structures or septic system can encroach into the delineated drainage easements.
- f. 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 100 feet.
- g. The maximum height of any structure is 40 feet.
- h. Homes proposed in the project development shall be single story homes to remain consistent with developments in the area.
- i. The minimum parcel size is one acre gross.
- j. No more than 50% of the useable pad area shall be covered by structure. For those parcels containing drainage easements, this specific condition does not apply.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 11

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 12 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. 15 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division.

10.PLANNING. 16 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

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10. GENERAL CONDITIONS

10.PLANNING. 16                      MAP - SUBMIT BUILDING PLANS (cont.)                      RECOMMND

Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 17                      MAP - LIGHTING HOODED/DIRECTED                      RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 22                      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 County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 23                      MAP - WASTE MANAGEMENT DEPT                      RECOMMND

This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- 1.Green waste generated by the project should be kept separate from other waste types and either composed onsite or directed to local wood grinding and/or composting operations.
- 2.The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- 3.Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite

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10. GENERAL CONDITIONS

10.PLANNING. 23                      MAP - WASTE MANAGEMENT DEPT (cont.)                      RECOMMND

grinders or by directing the materials to recycling facilities.

4.Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

TRANS DEPARTMENT

10.TRANS. 1                      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. 2                      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. 3                      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. 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



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10. GENERAL CONDITIONS

10.TRANS. 7

MAP - STD INTRO 3(ORD 460/461) (cont.)

RECOMMND

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

10.TRANS. 9

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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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN

RECOMMND

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

50.E HEALTH. 2 MAP - MONEY

RECOMMND

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

50.E HEALTH. 3 MAP - HAZMAT PHASE II

RECOMMND

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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#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-#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. 3 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system,

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS (cont.)                      RECOMMND

including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 5                      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. 6                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

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

50.FIRE. 7                      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. 8                      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 16 feet in width. Gate access shall be

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50. PRIOR TO MAP RECORDATION

50.FIRE. 8

MAP-#88-ECS-AUTO/MAN GATES (cont.)

RECOMMND

equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

50.FLOOD RI. 9

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 Lake Mathews 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. 11

MAP SUBMIT ECS & FINAL MAP

RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 12

MAP DELINEATE WC ON ECS (PAR)

RECOMMND

The natural watercourse that traverses Parcel 1 and 11 and the natural watercourses that traverse Parcels 4, 5, 6 and

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12                      MAP DELINEATE WC ON ECS (PAR) (cont.)                      RECOMMND

7 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

50.FLOOD RI. 13                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2                      MAP - FINAL MAP PREPARER                      INEFFECT

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

50.PLANNING. 3                      MAP - SURVEYOR CHECK LIST                      RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of two gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 zone, and with the Riverside County Integrated Project (RCIP).

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.)

RECOMMND

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 drainage areas that run through residential parcels shall be delineated as conservation easements on the FINAL MAP.

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

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152, or other entity as approved by the Planning Director, 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. 9 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."

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATIONS

RECOMMND

All internal streets shall be improved within the dedicated right-of-way in accordance with draft County Standard No. 105, Section B (40'/60')

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3                      MAP - PART-WIDTH                      RECOMMND

Twyla Jane Lane along tract boundary to existing County maintained portion of Wyler Road shall be improved with 32 feet of asphalt concrete pavement within a 45' foot part-width dedicated right-of-way in accordance with County Standard No. 104, Section B.

50.TRANS. 4                      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. 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 Twyla Jane Lane and so noted on the final map.

50.TRANS. 14                      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. 16                      MAP - ASSESSMENT DIST                      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 unless said fees are deferred to building permit.

50.TRANS. 17                      MAP - SOILS 2                      RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17                      MAP - SOILS 2 (cont.)                      RECOMMND

requirements within the road right-of-way.

50.TRANS. 18                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

50.TRANS. 19                      MAP - STREET LIGHT PLAN                      RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with Street Light 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.

NOTE: Street lights to be installed at the intersection of interior streets and cul-de-sacs only.

50.TRANS. 22                      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. 23                      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.

50.TRANS. 24                      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



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50. PRIOR TO MAP RECORDATION

50.TRANS. 24                      MAP - STREET LIGHTS-CSA/L&LMD (cont.)                      RECOMMND

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. 25                      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. 26                      MAP - DARK SKY LIGHTING                      RECOMMND

Design and installation of street lights shall meet the Dark Sky criteria. Street lights shall be installed at interior street intersections and at cul-de-sacs. There shall be NO change in the design and location of street lights relative to the general circulation elements adjacent to the project in question.

Application of Dark Sky criteria is at the request of Planning Commission 10/04/2006.

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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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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. 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 project (or subdivision) shall comply with them.

60.BS GRADE. 13                      MAP IMPORT/EXPORT                      RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP IMPORT/EXPORT (cont.)

RECOMMND

Transportation Department will be required.

60.BS GRADE. 14 MAP DRAINAGE FACILITIES

RECOMMND

Drainage facilities not specifically regulated by the TLMA Department of Transportation or the Riverside County Flood Control District shall be designed to accommodate all storm flows - other than those of unusual magnitude - with out ponding. Final design shall be the decision of the Building and Safety Department's Grading Division Engineer.

E HEALTH DEPARTMENT

60.E HEALTH. 2 GRADE - SEPTIC

RECOMMND

This Department has reviewed the soils data available in the AM/PAC percolation report dated 7-7-04, Project No. 04-8586 and we will permit Domestic Sewage Disposal from the individual parcel/lot as follows: For each 100 gallons of septic tank capacity, 120 sq. ft. (NO RATE ON SAN 53) of bottom area of leach lines only WITH 2 MORE BORINGS PRIOR TO FIRST LDC DATE. The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual parcel. If any grading is performed affecting the areas of subsurface sewage disposal systems, the noted rate assigned by the Department of Environmental Health is nullified.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future, regulations for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

60.E HEALTH. 3 GRADE - PLAN REQMENTS

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended:

- 1) The proposed cuts and/or fills in the areas of the sewage disposal systems.
- 2) The primary sewage disposal system and its 100% expansion.
- 3) The elevation of the individual building pads in

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60.E HEALTH. 3                      GRADE - PLAN REQMENTS (cont.)                      RECOMMND

reference to the elevation of the sewage disposal system.

4) The original tile line to be installed and all required expansion area shall be located in a natural undisturbed soil at the depth of the percolation tests performed.

5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

60.E HEALTH. 4                      GRADE - PLAN COPIES & SCALE                      RECOMMND

A copy of the grading plan, duly signed by the soils engineer on a scale not smaller than 1" = 40' with detailed subsurface sewage disposal data to include the 100% expansion, shall be submitted for the Department of Environmental Health review and approval.

EPD DEPARTMENT

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

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

If the grading permit is not obtained within 30 days of the

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60. PRIOR TO GRADING PRMT ISSUANCE

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

survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4                      MAP EROS CNTRL AFTER RGH GRAD                      RECOMMND

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

60.FLOOD RI. 5                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

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

60.FLOOD RI. 8                      MAP ADP FEES                      RECOMMND

TR 32531 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 9                      MAP-SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to issuance of grading permits. All

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 MAP-SUBMIT PLANS (cont.)

RECOMMND

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

60.FLOOD RI. 10 MAP BMP - WATER QUALITY

RECOMMND

The applicant has chosen to implement site design features to mitigate for the project's water quality and increased runoff impacts. The features will include water quality swales to mitigate runoff from the streets and flow dispersion trenches to mitigate runoff from each pad. The gravel filled dispersion trench shall extend the full length of the toe of all manufactured fill slopes downstream of home sites. All BMP's must be shown on the submitted grading plans along with supporting calculations for these features. The site design features will be installed with grading for each individual lot. It is the District's understanding from the developer that the site will be mass graded and the site design features will be installed with the mass grading.

The existing land use immediately adjacent to this project's southeastern drainage outfall has been identified as especially sensitive to pollutants associated with development. Therefore, additional care is warranted to assure that the portions of this new development tributary to the southeastern watercourse implement reasonable measures to minimize potential impacts to the neighboring property.

Future uses under the current zoning could create impacts to water quality of runoff, any animal keeping areas graded areas and future outbuildings need to have the same site design features proposed for the homesites (i.e. gravel dispersion trenches). The final project specific WQMP shall include provisions to assure that the future owners of Lots 4, 5, 6, 7, 8 and 9 are aware of this obligation. This could be accomplished by having a description of the required water quality mitigation feature/s incorporated into the Covenant and Agreement that will be required for each lot.

The street design for the new intersections at Twyla Jane Lane and Street "D" shall be designed to replicate the pre-developed drainage pattern in which flows in Twyla Jane

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 10                      MAP BMP - WATER QUALITY (cont.)                      RECOMMND

Lane flow west to the existing road culvert that discharges to lot 1.

60.FLOOD RI. 11                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 15                      MAP - SKR FEE CONDITION                      RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.86 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16                      MAP - FEE BALANCE                      RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 17                      MAP - GRADING PLAN REVIEW                      RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17                      MAP - GRADING PLAN REVIEW (cont.)                      RECOMMND

Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 24                      MAP - PLANNING DEPT REVIEW                      RECOMMND

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

60.PLANNING. 25                      MAP - SUBSIDENCE STUDY                      RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE COUNTY'S CHIEF ENGINEERING GEOLOGIST:

A geologic/geotechnical investigation report written to address the potential impact of subsidence on this project.

Note: subsidence includes, at a minimum, the potential affects of hydroconsolidation, groundwater withdrawal, dry sand settlement, and liquefaction induced settlement. The report must also address the potential for reactivation of subsidence on or in the vicinity of the site, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP-G3.1NO B/PMT W/O G/PMT                      RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 4

MAP ADP FEES

RECOMMND

TR 32531 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 5

MAP-SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 6

MAP SUBMIT FINAL WQMP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 14 MAP - SCHOOL MITIGATION

RECOMMND

Impacts to the Val Verde and Riverside Unified School Districts shall be mitigated in accordance with California State law.

80.PLANNING. 15 MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER

RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP BMP - EDUCATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP BMP - EDUCATION (cont.)

RECOMMND

fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 2 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - 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 installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Tentative Tract Map No. 32531 has been calculated to be 22.86 net acres.

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.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION

RECOMMND

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

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