

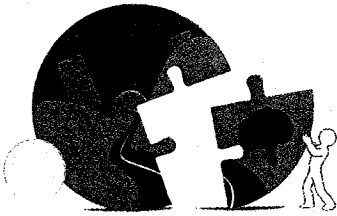
The Honorable Board of Supervisors

Re: TENTATIVE TRACT MAP NO. 30238

Page 2 of 2

project's engineer, Commissioner Roth, and Planning Staff. At the meeting, discussion revolved primarily around the proposed lot sizes, the design and maintenance of drainage facilities, and the proposed lot lines relative to adjacent properties and the watercourse/floodplain bisecting the property. Subsequent to the meeting, a modified map was submitted addressing issues discussed at the meeting.

At the subsequent Commission hearing staff introduced that map and recommended two additional conditions of approval (50. Planning. 31 & 80. Planning. 18). At that hearing, the Commission approved the tentative map as recommended by staff.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

7/16/12 KL
Date Initial

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

TR30238 / EA40265 / CFG 3719

Project Title/Case Numbers

Wendell Bugtai
County Contact Person

951-955-2419
Phone Number

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

Woodcrest Partnership, LLC
Project Applicant

P.O. Box 18929, Anaheim, CA 92817
Address

The Tentative Tract Map is a Schedule "B" subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross, one (1) 1.4-acre detention basin lot and three (3) lettered lots totaling 3-acres.

Project Location

The project is located northerly of Mariposa Avenue, southerly of Ponderosa Lane and easterly of Suttles Drive.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 23, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

David Mares
Signature

Project Planner
Title

May 23, 2012
Date

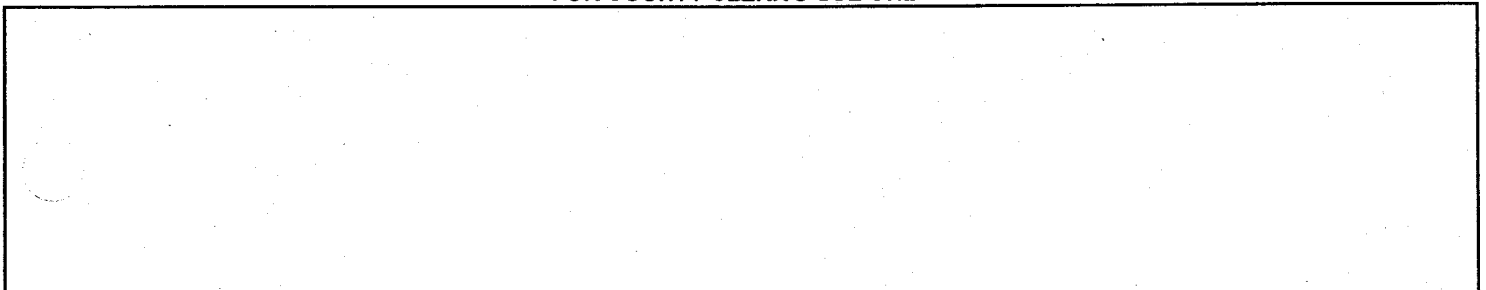
Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\TR30238\PC-BOS Hearings\PC\TR30238 - NOD Form -2-27-12.docx

Please charge deposit fee case#: ZEA40265 ZCFG 3719

FOR COUNTY CLERK'S USE ONLY

JUL 17 2012 1.3



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0516700

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

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

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

Received from: WOODCREST LLC \$64.00
paid by: CK 2695
CA FISH AND GAME FOR EA40265
paid towards: CFG03719 CALIF FISH & GAME: DOC FEE
at parcel: 16577 PONDEROSA LN RIV
appl type: CFG3

By _____ Aug 15, 2005 13:09
MBRASWEL posting date Aug 15, 2005

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1008878

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

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

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

Received from: WOODCREST LLC \$2,010.25
paid by: CK 1802
CA FISH AND GAME FOR EA40265
paid towards: CFG03719 CALIF FISH & GAME: DOC FEE
at parcel: 16577 PONDEROSA LN RIV
appl type: CFG3

By _____ Aug 10, 2010 15:46
MGARDNER posting date Aug 10, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1104860

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

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

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

Received from: WOODCREST LLC \$33.75
paid by: CK 1870
CA FISH AND GAME FOR EA40265
paid towards: CFG03719 CALIF FISH & GAME: DOC FEE
at parcel: 16577 PONDEROSA LN RIV
appl type: CFG3

By _____ May 17, 2011 14:48
GLKING posting date May 17, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$33.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1201393

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

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

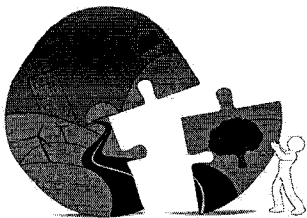
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WOODCREST LLC \$57.50
paid by: CK 058467
CA FISH AND GAME FOR EA40265
paid towards: CFG03719 CALIF FISH & GAME: DOC FEE
at parcel: 16577 PONDEROSA LN RIV
appl type: CFG3

By MGARDNER Feb 27, 2012 11:46
posting date Feb 27, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$57.50

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 18, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE TRACT MAP NO. 30238

(Charge your time to these case numbers)

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

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

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG03719)

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

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

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

"Planning Our Future... Preserving Our Past"

**Board Packet
District 1**

Executive Office
Attn: Jana Roush x.1121

SOZ B

Clerk of the Board

Items included

- 1 Board Packet w/Original Wet-Signed Signature on Form 11 Plus 1 Exhibit
- 2 Extra Copy Plus 2 Exhibit

- 1 Set of labels

- 1 CD

If you have any questions please call me.

Thanks,
Teresa Harness - Office Assistant III
tharness@rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

***Planning Department
Environmental Programs Division
4080 Lemon Street 12th Floor
Riverside, CA 920501
Phone: (951) 955-6892
Fax: (951) 955-1811***



**PLANNING COMMISSION
MINUTE ORDER MAY 23, 2011**

I. AGENDA ITEM 3.3

TENTATIVE TRACT MAP NO. 30238 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Partnership – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Avenue, southerly of Ponderosa Lane, and easterly of Suttles Drive – 34.74 Gross Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1)

II. PROJECT DESCRIPTION:

Tentative Tract Map No. 30238 is a Schedule "B" subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross. **Continued from April 18, 2012.** (Quasi-judicial)

III. MEETING SUMMARY

The following staff presented the subject proposal:
David Mares at (951) 955-9076 or email dmares@rctlma.org.

There were no speakers in favor, neutral, or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES:

No

V. PLANNING COMMISSION ACTION:

ADOPTED of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40265**, 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,

APPROVED of **TENATIVE TRACT MAP NO. 30238**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

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



**PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
MINUTE ORDER APRIL 18, 2012**

I. AGENDA ITEM 3.3 TENTATIVE TRACT MAP NO. 30238 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Partnership – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Avenue, southerly of Ponderosa Lane, and easterly of Suttles Drive – 34.74 Gross Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1).

II. PROJECT DESCRIPTION:

Tentative Tract Map No. 30238 is a Schedule "B" subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross. (Quasi-judicial)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Wendell Bugtai at (951) 955-2419 or email wbugtai@rctlma.org.

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

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

By a vote of 3-0; Commissioners Porrás and Zuppardo were absent:

CONTINUED to the May 23, 2012 Planning Commission.

VI. CD

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

Agenda Item No.: **3.3**
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First/First
Project Planner: Wendell Bugtai
Planning Commission: May 22, 2012
Continued from: April 18, 2012

TENTATIVE TRACT MAP NO. 30238
Environmental Assessment No. 40265
Applicant: Woodcrest Partnership, LLC
Engineer/Representative: Adkan Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Tract Map is a Schedule "B" subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross, one (1) 1.4-acre detention basin lot and three (3) lettered lots totaling approximately 3 acres.

The project is located northerly of Mariposa Avenue, southerly of Ponderosa Lane and easterly of Suttles Drive.

FURTHER PLANNING CONSIDERATIONS:

May 22, 2012

At the April 18, 2012 Planning Commission hearing, Commissioner Roth indicate he had a number of concerns regarding the design of the tentative map. The Commission acted to continue the project to the May 22, 2012 Planning Commission Hearing. Planning Staff met with Commissioner Roth and the project engineer on April 30, 2012 to discuss the concerns. At the meeting, discussion primarily revolved around the proposed lot sizes, the design and maintenance of on-site drainage facilities, and the proposed lot lines relative to adjacent properties and the watercourse/floodplain bisecting the subject property. On May 1, 2012, the project engineer submitted a modified tentative map addressing the concerns raised at the prior meeting, specifically showing changed lot sizes to generate the greatest number of lots with a minimum size of 1 acre net, added an open space easement along the watercourse through lots B, C, 25 & 26, and updated the project notes to reflect Commissioner Roth's comments. The modified map has been included in this staff report. Planning Staff has added 2 new recommended conditions of approval [50. Planning. 31 (Right-to Farm) and 80. Planning. 18 (CC&R Res POA Common Area)]. Based upon these changes and modifications, Planning staff continue to recommend approval of the project as indicated in the Recommendations Section of this staff report below.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community – Very Low Density Residential (RC:VLDR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community – Very Low Density Residential (RC:VLDR) to the north, east, south and west |
| 3. Existing Zoning (Ex. #2): | Light Agriculture – 1 Acre Minimum (A-1-1) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture – 1 Acre Minimum (A-1-1) to the north, east and west. Residential Agricultural – 1 Acre Minimum (R-A-1) |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residences to the north and vacant to the east, south and west |

D.M.

7. Project Data: Total Acreage: 34.74
Total Proposed Lots: 26
Proposed Min. Lot Size: 1.0 acres
Schedule: "B"
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40265**, 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 **TENATIVE TRACT MAP NO. 30238**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture 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.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community – Very Low Density Residential (RC-VLDR) on the Lake Mathews/Woodcrest Area Plan.
2. The tentative map proposes twenty-six (26) single family residences ranging in size from 1.0 to 3.6 acres are consistent with the Rural Community – Very Low Density Residential (RC:VLDR) designation which are equal to, or greater than, the designations minimum lot size of one (1) acre.

3. The project site is surrounded by properties which are designated Rural Community – Very Low Density Residential (RC:VLDR).
4. The zoning for the subject site is Light Agriculture – 1 Acre Minimum (A-1-1).
5. The proposed use, twenty-six (26) single family residences, is consistent with the development standards set forth in the Light Agriculture – 1 Acre Minimum (A-1-1) zone.
6. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) and Residential Agricultural – 1 Acre Minimum (R-A-1).
7. Residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
9. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
10. Environmental Assessment No. 40265 identified the following potentially significant impacts:

a. Biological Resources

b. Hydrology / Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Tribal Land;
 - c. Specific Plan;
 - d. Redevelopment Area;
 - e. Mount Palomar Observatory – Lighting (Ordinance No. 655);
 - f. Airport Influence Area.
3. The project site is located within:
 - a. The boundaries of the Lake Mathews/Woodcrest Area Plan;
 - b. The city of Riverside sphere of influence;
 - c. Santa Ana River Watershed;
 - d. County Service Area #132 – Street Lighting.
4. The subject site is currently designated as Assessor's Parcel Number 273-200-025.

Date Revised: 05/09/12

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisorial District: First/First
Project Planner: Wendell Bugtai
Planning Commission: April 18, 2012

TENTATIVE TRACT MAP NO. 30238
Environmental Assessment No. 40265
Applicant: Woodcrest Partnership, LLC
Engineer/Representative: Adkan Engineers

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 30238 is a Schedule "B" subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross, one (1) 1.4-acre detention basin lot and three (3) lettered lots totaling 3-acres.

The project is located northerly of Mariposa Avenue, southerly of Ponderosa Lane and easterly of Suttles Drive.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use (Ex. #5): Rural Community – Very Low Density Residential (RC:VLDR)
- 2. Surrounding General Plan Land Use (Ex. #5): Rural Community – Very Low Density Residential (RC:VLDR) to the north, east, south and west
- 3. Existing Zoning (Ex. #2): Light Agriculture – 1 Acre Minimum (A-1-1)
- 4. Surrounding Zoning (Ex. #2): Light Agriculture – 1 Acre Minimum (A-1-1) to the north, east and west. Residential Agricultural – 1 Acre Minimum (R-A-1)
- 5. Existing Land Use (Ex. #1): Vacant
- 6. Surrounding Land Use (Ex. #1): Single Family Residences to the north and vacant to the east, south and west
- 7. Project Data: Total Acreage: 34.74
Total Proposed Lots: 26
Proposed Min. Lot Size: 1.0 acres
Schedule: "B"
- 8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40265**, 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 **TENATIVE TRACT MAP NO. 30238**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

D.M.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture 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.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community – Very Low Density Residential (RC-VLDR) on the Lake Mathews/Woodcrest Area Plan.
2. The tentative map proposes twenty-six (26) single family residences ranging in size from 1.0 to 3.6 acres are consistent with the Rural Community – Very Low Density Residential (RC:VLDR) designation which are equal to, or greater than, the designations minimum lot size of one (1) acre.
3. The project site is surrounded by properties which are designated Rural Community – Very Low Density Residential (RC:VLDR).
4. The zoning for the subject site is Light Agriculture – 1 Acre Minimum (A-1-1).
5. The proposed use, twenty-six (26) single family residences, is consistent with the development standards set forth in the Light Agriculture – 1 Acre Minimum (A-1-1) zone.
6. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) and Residential Agricultural – 1 Acre Minimum (R-A-1).
7. Residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

9. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
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 - b. Hydrology / Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Tribal Land;
 - c. Specific Plan;
 - d. Redevelopment Area;
 - e. Mount Palomar Observatory – Lighting (Ordinance No. 655);
 - f. Airport Influence Area.
3. The project site is located within:
 - a. The boundaries of the Lake Mathews/Woodcrest Area Plan;
 - b. The city of Riverside sphere of influence;
 - c. Santa Ana River Watershed;
 - d. County Service Area #132 – Street Lighting.
4. The subject site is currently designated as Assessor's Parcel Number 273-200-025.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30238
VICINITY/POLICY AREAS**

Supervisor Buster
District 1

Date Drawn: 02/29/2012
Vicinity Map



Zoning District: Woodcrest
Township/Range: T3SR5W
Section: 26

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) 940-2200 (Western County), or in Indio at (760) 863-3277 (Eastern County) or website at <http://www.countysite.ca.us/index.html>



Assessors Bk. Pg. 273-20
Thomas Bros. Pg. 745 H5
Edition 2011

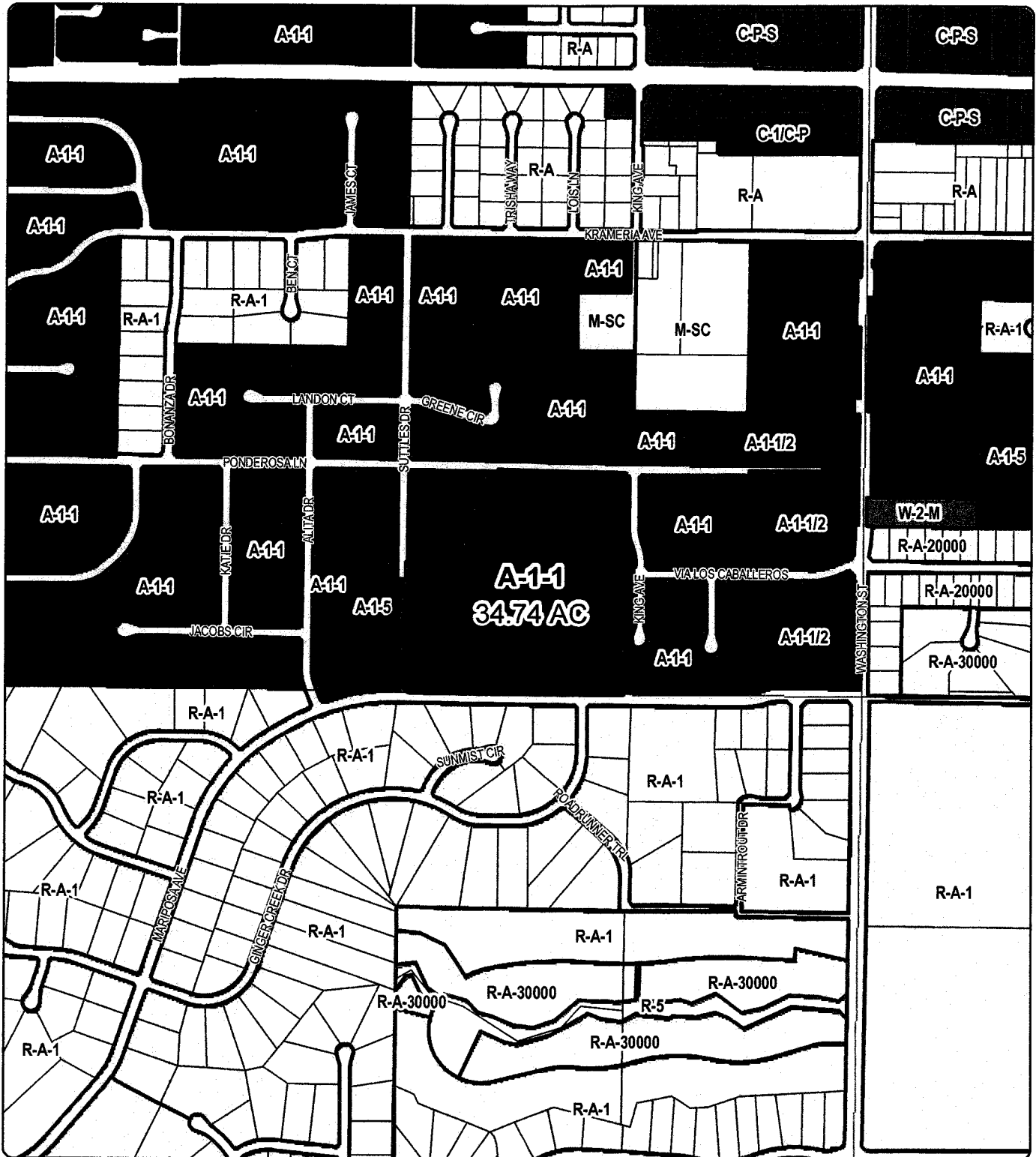
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30238

EXISTING ZONING

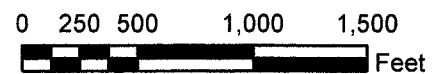
Supervisor Buster
District 1

Date Drawn: 02/28/2012
Exhibit 2



Zoning District: Woodcrest
Township/Range: T3SR5W
Section: 26

Assessors Bk. Pg. 273-20
Thomas Bros. Pg. 745 H5
Edition 2011



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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/ndex.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30238

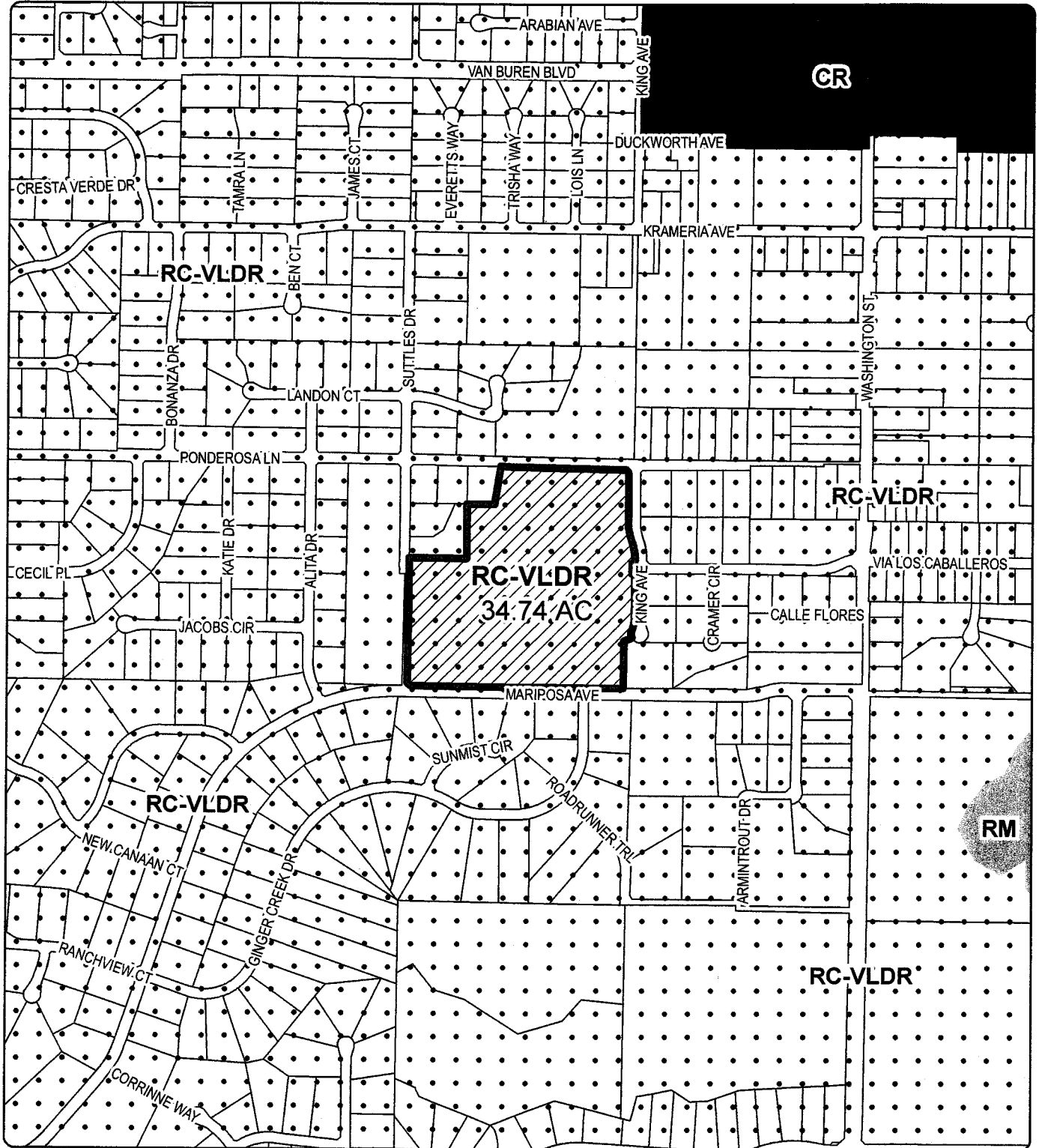
EXISTING GENERAL PLAN

Supervisor Buster

District: 1

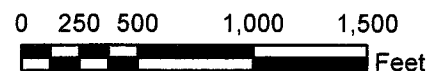
Date Drawn: 02/28/2012

Exhibit 5



Zoning District: Woodcrest
Township/Range: T3SR5W
Section: 26

Assessors Bk. Pg. 273-20
Thomas Bros. Pg. 745 H5
Edition 2011



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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30238

LAND USE

Supervisor Buster
District 1

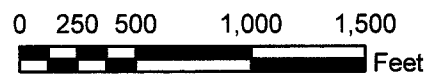
Date Drawn: 02/28/2012
Exhibit 1



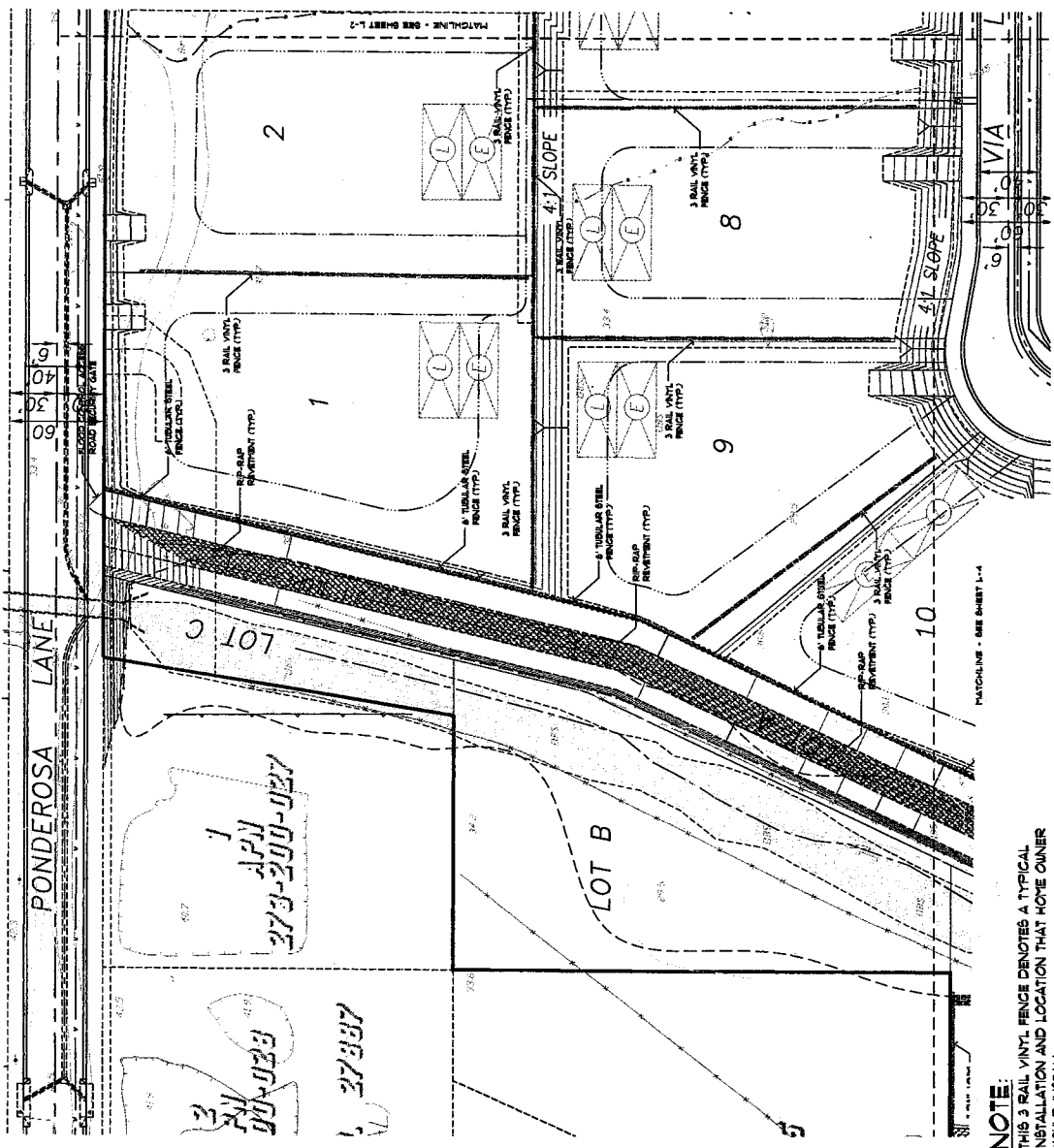
Zoning District: Woodcrest
Township/Range: T3SR5W
Section: 26



Assessors Bk. Pg. 273-20
Thomas Bros. Pg. 745 H5
Edition 2011



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NOTE:
THIS 3 RAIL VINYL FENCE DENOTES A TYPICAL INSTALLATION AND LOCATION THAT HOME OWNER WOULD INSTALL

PLANT-SCHEDULE	BOTANICAL	COMMON	CONT.	FE
ROSMARINUS OFFICINALIS PROSTRATUS	DIWARF ROSEMARY	FLATTED GROUNDCOVER @ 12" OC	LOW	
DETENTION BASIN SLOPES LANCERA JAPONICA 'HALLS'	HALLS HONEYBUCKLE	FLATTED GROUNDCOVER @ 12" OC	LOW	



Riverside County Ordinance 889.2 Landscape Water Use Calculations
TRACT 30238

1. Maximum Annual Water Allowance (MAWA)	(MAWA)
INPUT the total square footage of Irrigation: 77,002 sq. ft.	
INPUT the local EFD for the area: 0.63	
MAWA =	3,580 gal/yr.

THE ARCHITECT SHALL VERIFY THE CRITERIA OF GRADIENT AND SAFETY FOR EROSION CONTROL. APPROVAL.

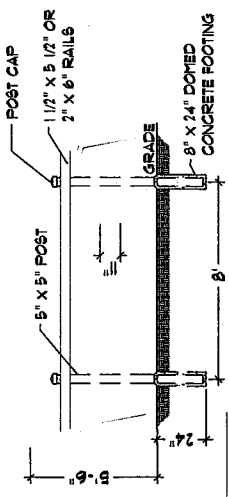
THE LANDSCAPE ARCHITECT SHALL VERIFY INSTALLATION OF PLANTING. CERTIFICATION SHALL INCLUDE THE FOLLOWING: 1. IDENTIFY ALL PLANTS TO BE INSTALLED. 2. IDENTIFY ALL PLANTS TO BE INSTALLED. 3. IDENTIFY ALL PLANTS TO BE INSTALLED. 4. IDENTIFY ALL PLANTS TO BE INSTALLED. 5. IDENTIFY ALL PLANTS TO BE INSTALLED. 6. IDENTIFY ALL PLANTS TO BE INSTALLED. 7. IDENTIFY ALL PLANTS TO BE INSTALLED. 8. IDENTIFY ALL PLANTS TO BE INSTALLED. 9. IDENTIFY ALL PLANTS TO BE INSTALLED. 10. IDENTIFY ALL PLANTS TO BE INSTALLED. 11. IDENTIFY ALL PLANTS TO BE INSTALLED. 12. IDENTIFY ALL PLANTS TO BE INSTALLED. 13. IDENTIFY ALL PLANTS TO BE INSTALLED. 14. IDENTIFY ALL PLANTS TO BE INSTALLED. 15. IDENTIFY ALL PLANTS TO BE INSTALLED. 16. IDENTIFY ALL PLANTS TO BE INSTALLED. 17. IDENTIFY ALL PLANTS TO BE INSTALLED. 18. IDENTIFY ALL PLANTS TO BE INSTALLED. 19. IDENTIFY ALL PLANTS TO BE INSTALLED. 20. IDENTIFY ALL PLANTS TO BE INSTALLED. 21. IDENTIFY ALL PLANTS TO BE INSTALLED. 22. IDENTIFY ALL PLANTS TO BE INSTALLED. 23. IDENTIFY ALL PLANTS TO BE INSTALLED. 24. IDENTIFY ALL PLANTS TO BE INSTALLED. 25. IDENTIFY ALL PLANTS TO BE INSTALLED. 26. IDENTIFY ALL PLANTS TO BE INSTALLED. 27. IDENTIFY ALL PLANTS TO BE INSTALLED. 28. IDENTIFY ALL PLANTS TO BE INSTALLED. 29. IDENTIFY ALL PLANTS TO BE INSTALLED. 30. IDENTIFY ALL PLANTS TO BE INSTALLED. 31. IDENTIFY ALL PLANTS TO BE INSTALLED. 32. IDENTIFY ALL PLANTS TO BE INSTALLED. 33. IDENTIFY ALL PLANTS TO BE INSTALLED. 34. IDENTIFY ALL PLANTS TO BE INSTALLED. 35. IDENTIFY ALL PLANTS TO BE INSTALLED. 36. IDENTIFY ALL PLANTS TO BE INSTALLED. 37. IDENTIFY ALL PLANTS TO BE INSTALLED. 38. IDENTIFY ALL PLANTS TO BE INSTALLED. 39. IDENTIFY ALL PLANTS TO BE INSTALLED. 40. IDENTIFY ALL PLANTS TO BE INSTALLED. 41. IDENTIFY ALL PLANTS TO BE INSTALLED. 42. IDENTIFY ALL PLANTS TO BE INSTALLED. 43. IDENTIFY ALL PLANTS TO BE INSTALLED. 44. IDENTIFY ALL PLANTS TO BE INSTALLED. 45. IDENTIFY ALL PLANTS TO BE INSTALLED. 46. IDENTIFY ALL PLANTS TO BE INSTALLED. 47. IDENTIFY ALL PLANTS TO BE INSTALLED. 48. IDENTIFY ALL PLANTS TO BE INSTALLED. 49. IDENTIFY ALL PLANTS TO BE INSTALLED. 50. IDENTIFY ALL PLANTS TO BE INSTALLED. 51. IDENTIFY ALL PLANTS TO BE INSTALLED. 52. IDENTIFY ALL PLANTS TO BE INSTALLED. 53. IDENTIFY ALL PLANTS TO BE INSTALLED. 54. IDENTIFY ALL PLANTS TO BE INSTALLED. 55. IDENTIFY ALL PLANTS TO BE INSTALLED. 56. IDENTIFY ALL PLANTS TO BE INSTALLED. 57. IDENTIFY ALL PLANTS TO BE INSTALLED. 58. IDENTIFY ALL PLANTS TO BE INSTALLED. 59. IDENTIFY ALL PLANTS TO BE INSTALLED. 60. IDENTIFY ALL PLANTS TO BE INSTALLED. 61. IDENTIFY ALL PLANTS TO BE INSTALLED. 62. IDENTIFY ALL PLANTS TO BE INSTALLED. 63. IDENTIFY ALL PLANTS TO BE INSTALLED. 64. IDENTIFY ALL PLANTS TO BE INSTALLED. 65. IDENTIFY ALL PLANTS TO BE INSTALLED. 66. IDENTIFY ALL PLANTS TO BE INSTALLED. 67. IDENTIFY ALL PLANTS TO BE INSTALLED. 68. IDENTIFY ALL PLANTS TO BE INSTALLED. 69. IDENTIFY ALL PLANTS TO BE INSTALLED. 70. IDENTIFY ALL PLANTS TO BE INSTALLED. 71. IDENTIFY ALL PLANTS TO BE INSTALLED. 72. IDENTIFY ALL PLANTS TO BE INSTALLED. 73. IDENTIFY ALL PLANTS TO BE INSTALLED. 74. IDENTIFY ALL PLANTS TO BE INSTALLED. 75. IDENTIFY ALL PLANTS TO BE INSTALLED. 76. IDENTIFY ALL PLANTS TO BE INSTALLED. 77. IDENTIFY ALL PLANTS TO BE INSTALLED. 78. IDENTIFY ALL PLANTS TO BE INSTALLED. 79. IDENTIFY ALL PLANTS TO BE INSTALLED. 80. IDENTIFY ALL PLANTS TO BE INSTALLED. 81. IDENTIFY ALL PLANTS TO BE INSTALLED. 82. IDENTIFY ALL PLANTS TO BE INSTALLED. 83. IDENTIFY ALL PLANTS TO BE INSTALLED. 84. IDENTIFY ALL PLANTS TO BE INSTALLED. 85. IDENTIFY ALL PLANTS TO BE INSTALLED. 86. IDENTIFY ALL PLANTS TO BE INSTALLED. 87. IDENTIFY ALL PLANTS TO BE INSTALLED. 88. IDENTIFY ALL PLANTS TO BE INSTALLED. 89. IDENTIFY ALL PLANTS TO BE INSTALLED. 90. IDENTIFY ALL PLANTS TO BE INSTALLED. 91. IDENTIFY ALL PLANTS TO BE INSTALLED. 92. IDENTIFY ALL PLANTS TO BE INSTALLED. 93. IDENTIFY ALL PLANTS TO BE INSTALLED. 94. IDENTIFY ALL PLANTS TO BE INSTALLED. 95. IDENTIFY ALL PLANTS TO BE INSTALLED. 96. IDENTIFY ALL PLANTS TO BE INSTALLED. 97. IDENTIFY ALL PLANTS TO BE INSTALLED. 98. IDENTIFY ALL PLANTS TO BE INSTALLED. 99. IDENTIFY ALL PLANTS TO BE INSTALLED. 100. IDENTIFY ALL PLANTS TO BE INSTALLED.

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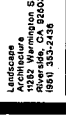
CONTRACTOR/OWNER IS RESPONSIBLE FOR SUBMITTING A SOILS ANALYSIS REPORT AND DOCUMENTATION VERIFYING THE IMPLEMENTATION OF ITS RECOMMENDATIONS.

STREET TREES SHALL BE INSTALLED AT 30' O.C. AT MINIMUM ONE TREE PER.

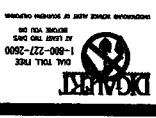
NOTE:
SEE SHEET L-2, L-3 FOR FENCE AND WALL DETAILS



NOTE:
TAN COLOR



WILSON ASSOCIATES
Landscape Architect
1982 Washington St.
Berkeley, CA 94603
Tel: 510-863-2600
Fax: 510-863-2600



WOODCREST PARTNERS, INC.
A/Landscaping & Planting
1982 Washington St.
Berkeley, CA 94603
Tel: 510-863-2600
Fax: 510-863-2600

WOODCREST TR. 30238
WOODCREST PARTNERS, INC.
RIVERSIDE, CALIFORNIA
DEVELOPER
WOODCREST PARTNERS, INC.
ALHAMBRA, CA 91801

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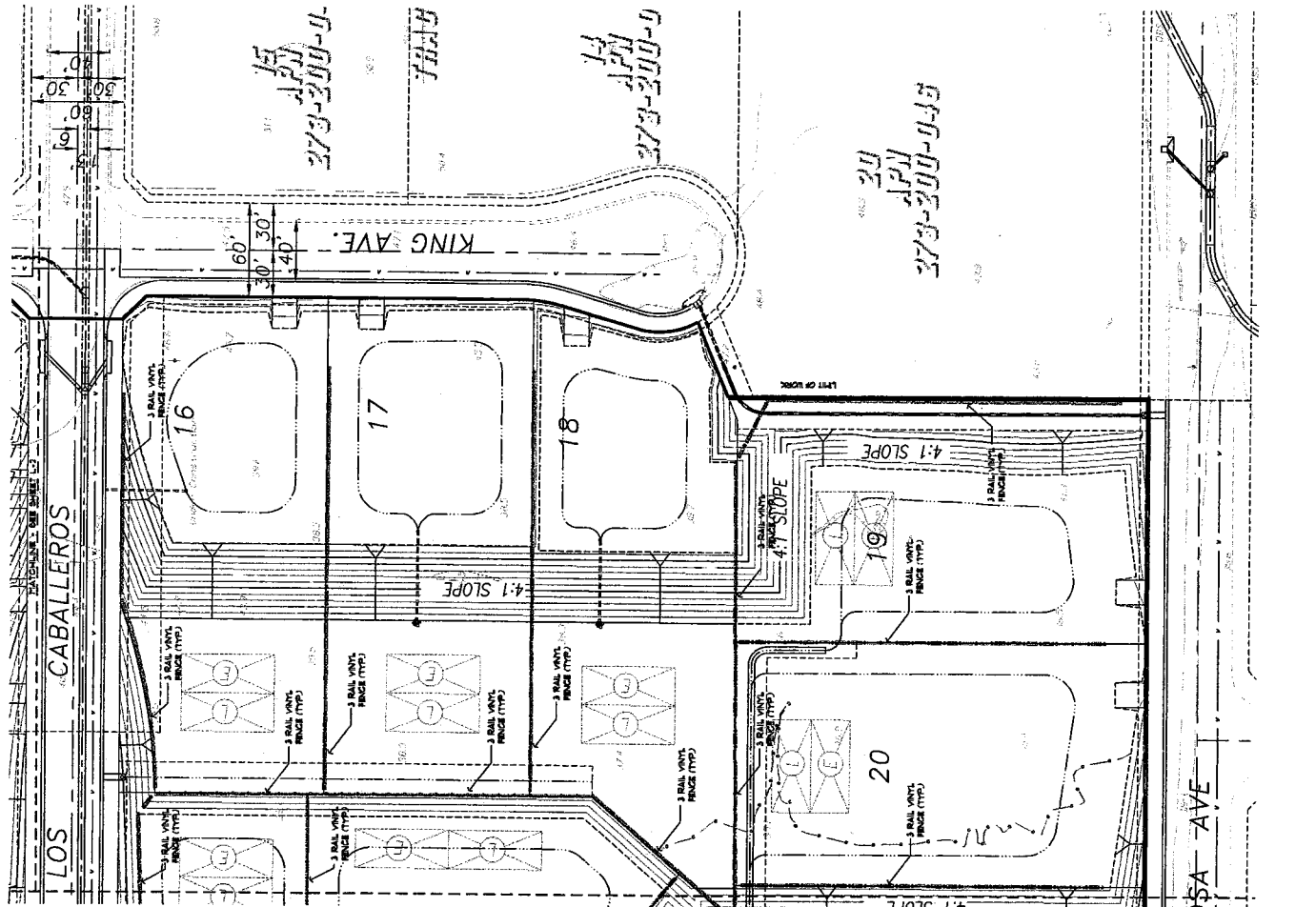
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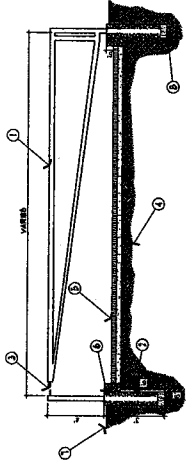
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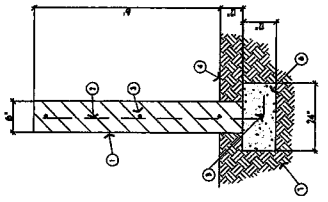
- 1. 4" CONCRETE STEEL FLOOR WITH 4" EXTERIOR 10% SLOPE AND SLOTTED PERFORATED DRAINAGE CHANNELS TO DRAINAGE
- 2. 3" RAIL VINYL FENCE (TYPE) WITH 1/2" DIA. RAILS AND SPACERS PERMANENTLY FASTENED TO RAILS
- 3. 4" CONCRETE FOOTING
- 4. 4" CONCRETE WALL
- 5. 4" CONCRETE FOOTING
- 6. 4" CONCRETE WALL
- 7. 4" CONCRETE FOOTING
- 8. 4" CONCRETE WALL
- 9. 4" CONCRETE FOOTING
- 10. 4" CONCRETE WALL



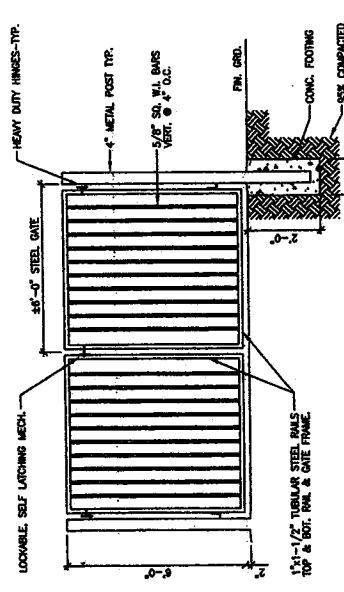
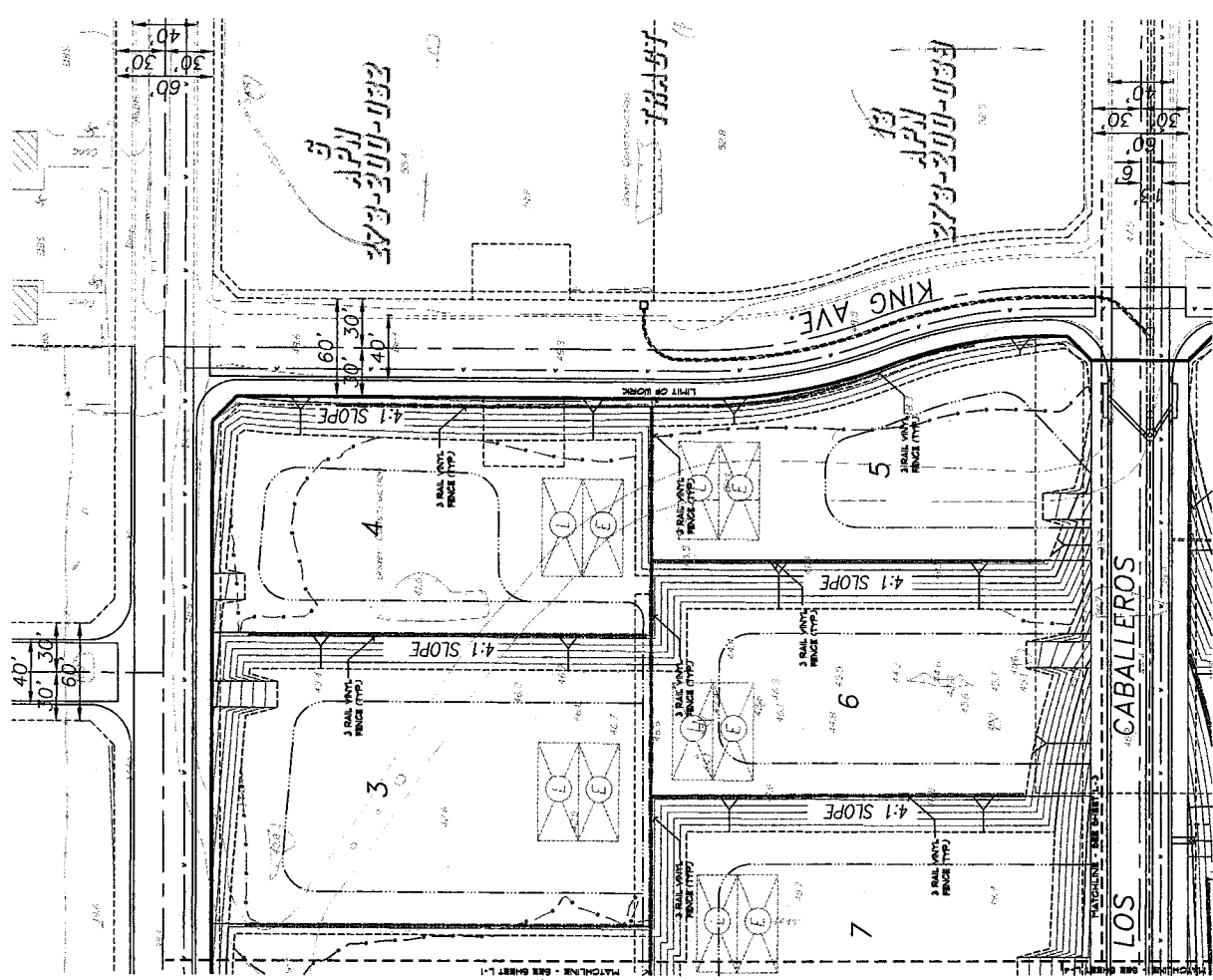
NOTES:
• FABRICATE METAL SLIP INDICATOR LATE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
• FABRICATE METAL SLIP INDICATOR SHALL MEET ALL REQUIREMENTS TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
• ALL LOTS SHALL BE SURVEYED AND GRADED TO MEET ALL CITY AND COUNTY REQUIREMENTS.
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FLOOD CONTROL ACCESS ROAD SECURITY GATE (TAN COLOR)

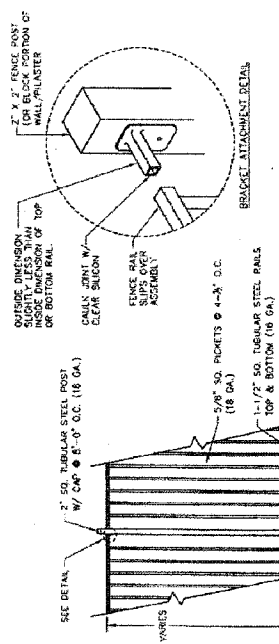
- 1. 6" MASONRY WALL
- 2. 4" CONCRETE FOOTING
- 3. 4" CONCRETE WALL
- 4. 4" CONCRETE FOOTING
- 5. 4" CONCRETE WALL
- 6. 4" CONCRETE FOOTING
- 7. 4" CONCRETE WALL
- 8. 4" CONCRETE FOOTING
- 9. 4" CONCRETE WALL
- 10. 4" CONCRETE FOOTING



6" MASONRY WALL



DETENTION BASIN TUBULAR STEEL SECURITY GATE (TAN COLOR)



NOTE:
 ALL MATERIAL TO BE GALVANIZED
 PART W/ ZONE COAT EPOXY PRIMER & ONE COAT EXTERIOR ENAMEL FINISH CLEAR BY OWNER
 ALL SURFACES TO BE PAINTED WITH GEL GLOSS FINISH W/ UV RESISTANCE
 GEL GLOSS FINISH TO BE APPLIED TO ALL SURFACES TO POST WITH SIDER BRIMES (NO RELIEFS)

TUBULAR STEEL FENCE (TAN COLOR)



WILSON ASSOCIATES
 Landscape Architects
 10250 Wilshire Blvd.
 Suite 1000
 Beverly Hills, CA 90210
 (310) 274-2400



APPLICANT:
 WOODCREST PARTNERS, INC.
 P.O. BOX 18979
 ANAHEIM, CA 92818
 (714) 751-2511

DESIGNER:
 WOODCREST PARTNERS, INC.
 P.O. BOX 18979
 ANAHEIM, CA 92818
 (714) 751-2511

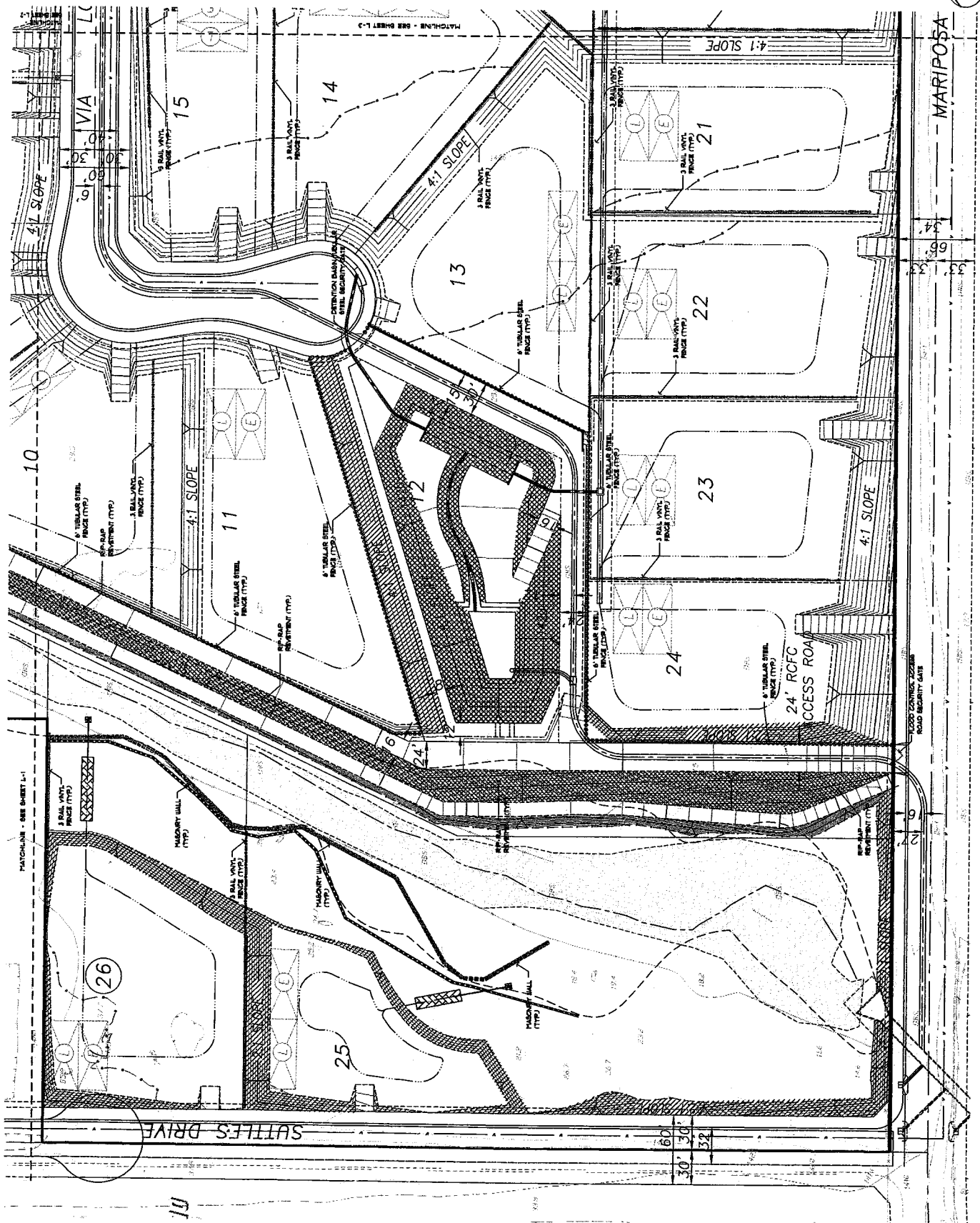
DEVELOPER:
 WOODCREST PARTNERS, INC.
 P.O. BOX 18979
 ANAHEIM, CA 92818
 (714) 751-2511

PROJECT:
 WOODCREST TR. 30238
 RIVERSIDE, CALIFORNIA
 WOODCREST PARTNERS, INC.
 P.O. BOX 18979
 ANAHEIM, CA 92818
 (714) 751-2511

CONCEPTUAL LANDSCAPE PLAN
 MINIMUM 1 ACRE LOTS

Drawn by:	mas
Date:	10/15/08
Revisions:	
10016	

L-4



SCALE 1" = 30'

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40265
Project Case Type (s) and Number(s): Tentative Tract Map No. 30238
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai, Project Planner
Telephone Number: 951-955-2419
Applicant's Name: Woodcrest Partnership
Applicant's Address: P.O. Box 18929, Anaheim, CA 92817

I. PROJECT INFORMATION

Project Description: Tentative Tract Map No. 30238 is a Schedule "B" subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross, one (1) 1.4-acre detention basin lot and three (3) lettered lots totaling 3-acres.

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

B. Total Project Area: 34.74 gross acres

Residential Acres: 34.74	Lots: 26	Units	Projected No. of Residents: 60-80
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 273-200-025

Street References: The project is located northerly of Mariposa Avenue, southerly of Ponderosa Lane, and easterly of Suttles Drive.

D. Section, Township & Range Description or reference/attach a Legal Description:

Township 3 South Range 5 West Section 26
Township 3 South Range 5 West Section 35

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently vacant with shrubs and native vegetation within the project site. There are various scattered single family residences surrounding the property with similar general plan and zoning designations. The project also has a watercourse bisecting the property with riparian shrubs and native vegetation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements for the Rural Community – Very Low Density Residential (RC:VLDR) land use designation and all applicable land use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, dam inundation zone, flood zone, hazardous fire area, high liquefaction, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

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

D. Land Use Designation(s): Very Low Density Residential (VLDR)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and 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: Light Agriculture – 1 Acre Minimum (A-1-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture – 1Acre Minimum (A-1-1) and Manufacturing – Service Commercial (M-SC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <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 |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have

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


Signature

April 10, 2012
Date

Wendell Bugtai, Project Planner
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not located within, or proximate to a scenic highway corridor, therefore the project would not have a substantial effect upon a scenic highway corridor.
- b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The subject property is located approximately 46 miles from the Mt. Palomar Observatory, and is therefore not located within either Zone "A" or "B", as defined by Ordinance No. 655. The project will not significantly impact the nighttime use of the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<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: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

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

- a) The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) Although the project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"), the lot sizes within the surrounding area are more conducive to single family residential development rather than large commercial agricultural uses, therefore the project will have less than significant impact.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

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

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

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

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 and is not considered mitigation pursuant to CEQA.

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

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

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The Environmental Programs Division of the Planning Department has reviewed the project site and has determined that a wetlands delineation area is present, and avoidance areas have been mapped. (60.EPD.1) in order to ensure the project doesn't conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated. In addition, the project has been conditioned to avoid the wetlands delineation areas.

c) The project will not 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) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e-f) Natural watercourses are present on the project site. Additionally, riverine/riparian resources are prevalent on the site and will be mitigated by avoiding the MSCHP wetlands delineation area. (60.EPD.2 & 60.EPD.5)

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Environmental Programs Department Condition 60.EPD.1, 60.EPD.2 and 60.EPD.5

The areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10, will be permanently fenced to avoid impacts during grading and construction. The fencing shall be consistent with the proposed fencing plan as approved by the Environmental Programs Department. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The document must be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

The areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

Monitoring: Monitoring will be provided by the Environmental Programs Department during the plan check and construction process.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an historic site.
- b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an archaeological site
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not alter disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources
 a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact:

- a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones
 a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?
 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

- a) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

- a) The project has a "LOW" potential for seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

- Be subject to strong seismic ground shaking?

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

Findings of Fact:

- a) The project is not subject to strong seismic ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

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

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

- a) The project will not change topography or ground surface relief features.
- b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The project will not result in substantial soil erosion or the loss of topsoil.
- b) The project will not be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Materials, Senate Bill 97, State CEQA Guidelines Revisions (State Adopted Jan. 1, 2010), "Green House Gas and Climate Change Impact Analysis" Tentative Tract Map No. 30238 Project, County of Riverside prepared by Vista Environmental, Project No. 10030, September 23, 2010.

Findings of Fact:

a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Given the project is proposing a twenty-six (26) lot subdivision; there will be less than significant impact as it relates to greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

c) The proposed subdivision will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The proposed subdivision 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.

e) The proposed subdivision is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. (10.FLOOD RI.6)
- b) The project will not violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors).

Mitigation: Conditions of Approval (10.FLOOD RI.6)

Monitoring: Monitoring will be conducted by Building and Safety and Riverside County Flood Control.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will 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. In view of the serious flooding problems, a Special District Agreement for the payment of "fees" to mitigate flood problems caused by the development should be offered by the developer to the County. The Developer has entered into an agreement dated May 24, 2010 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. (10.FLOOD RI.1) and (50.FLOOD RI. 2)

b) The project will not provide changes in absorption rates or the rate and amount of surface runoff.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

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

Mitigation: Conditions of Approval (10.FLOOD RI.1) and (50.FLOOD RI. 2)

Monitoring: Monitoring will be conducted by Building and Safety and Riverside County Flood Control.

LAND USE/PLANNING Would the project

27. Land Use	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or within adjacent city or county boundaries?

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

Findings of Fact:

- a) The project will not result in a substantial alteration of the present or planned land use of an area.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project is currently within the City of Riverside sphere of influence. A letter has been provided by the City of Riverside indicating that the project is consistent with the development patterns within the vicinity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

- a) The project is consistent with the site's existing or proposed zoning.
- b) The project is compatible with existing surrounding zoning.
- c) The project is compatible with existing and planned surrounding land uses.
- d) The project is consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

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

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

a) The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a) No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) The proposed project in itself will not create additional noise, but future single-family home construction will create unavoidable incremental noise.

b) Through adherence to county regulations, grading and construction shall be restricted to daylight hours. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repair at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

c) Long-term noise generation from the site will not exceed standards established in the RCIP, noise ordinance, or other applicable standards.

d) Excessive ground-borne vibration or ground-borne noise levels are not a typical impact of single family home construction.

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

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

The project proposes the creation of four residential lots. This land division is consistent with the Riverside County General Plan, which is used to generate local and regional population projections.

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project is not in or near a County Redevelopment Project Area.
- e) The project will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

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

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed 34.74-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a-b) The proposed project does not create a substantial increase in demand for recreational facilities.
- c) The project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation				

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

Source: Riverside County General Plan

Findings of Fact:

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

- a) The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.
- b) The proposed project will not result in inadequate parking capacity.
- c) The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not result in a change in air traffic patterns.
- e) The project will not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature.
- g) The project will not cause an effect upon circulation during the project's construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Project construction should not impede traffic flow.

i) The project has been conditioned for emergency access in the typical manner required by the Fire Department for projects located in high fire areas. These standard requirements are not considered mitigation for CEQA implementation purposes.

j) The project will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

The project is not located near a bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will not 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. The project is proposing Western Municipal Water District (WMWD) potable water service.
- b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

48. Utilities

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

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

Source:

Findings of Fact:

a-g) 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 are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

Findings of Fact:

a) The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

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

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

There are not other impacts that staff identified as part of this analysis.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: "Green House Gas and Climate Change Impact Analysis" Tentative Tract Map No. 30238 Project, County of Riverside prepared by Vista Environmental, Project No. 10030, September 23, 2010.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "B" subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross, one (1) 1.4-acre detention basin lot and three (3) lettered lots totaling 3-acres.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30238 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 30238, Amended No. 2, dated 1/13/10.

APPROVED EXHIBIT L = Tentative Tract Map No. 30238, Landscape Plans, dated 12/6/10.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-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.

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10. GENERAL CONDITIONS

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.

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

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

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

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

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

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

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PM#30238 - COMMENTS RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for each lot based on Earth Strata, Inc. Soils Percolation Report Project#10806-11B dated October 6, 2010. This report has been accepted for preliminary review and clearance only. Further soils percolation testing will be

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10. GENERAL CONDITIONS

10.E HEALTH. 1 PM#30238 - COMMENTS (cont.) RECOMMND

required "Prior To The Issuance of a Building Permit".

10.E HEALTH. 2 WMWD POTABLE WATER SERVICE RECOMMND

Parcel Map#30238 is proposing Western Municipal Water District (WMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

10.E HEALTH. 3 ATU - MAINTAIN SETBACKS RECOMMND

All proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, ad State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the propsoed ATU can be located in specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 DEH SITE EVALUATION RECOMMND

For all proposed new Advanced Treatment Units (ATUs), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach field trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant mus ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.
Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

10.E HEALTH. 5 USE - RWQCB OK RECOMMND

A clearance letter from the California Regional Water Quality Control Board.

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10. GENERAL CONDITIONS

10.E HEALTH. 6 USE - PERC TEST REQUIRED

RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual is required.

10.E HEALTH. 7 USE - SEPTIC PLANS

RECOMMND

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed Advanced Treatment Unit (ATU) area may require further soil percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

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 1,000 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 30238 is a proposal to subdivide 35 acres into residential lots with minimum lots size of one acre in the Woodcrest area. The property is located south of Ponderosa Lane, east of Suttles Drive, west of Washington Street and north of Mariposa Avenue.

Tract 30231 proposed north of this project is concurrently being reviewed.

The site receives runoff from two significant watersheds. A watercourse conveying runoff from a 290-acre watershed from the north traverses the west side of the property from north to south and is shown on the tentative map as 100-year floodplain limits. Runoff from approximately 100 acres of watershed is tributary from the east.

The runoff from the north is conveyed across Ponderosa Avenue to the site via 10'X5' Reinforced Concrete Box (RCB) constructed by Tract 27887, while the runoff along eastern boundary is conveyed to the site via 18" and 48" storm drain within King Avenue also constructed by Tract 27887. The runoff from King Avenue sump is picked up by a proposed 18" storm drain that conveys the flows to Mariposa Avenue.

In the existing condition, the entire site is draining to an existing 10'X6' RCB constructed by TR 22100 on Mariposa Avenue.

A HEC-RAS study submitted on April 14, 2010 by the developer's engineer shows the limits of flood inundation through the project site. In addition, the floodplain limits overlaps somewhat with the jurisdictional delineation. Overall the HEC-RAS is acceptable and the limit of the floodplain appears to be plotted reasonably well. The developer is proposing slope revetment along the left bank to stabilize the bank and protect the houses from flooding. The floodplain shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to the proposed buildings.

The development of this site would increase rate and volume of flood flows and impact water quality on downstream properties. Mitigation shall be required to offset these impacts. A Water Quality Management Plan (WQMP) and a hydrology report were submitted to the District on April 14, 2010. The developer proposes a large basin on lot 12 to mitigate for increased runoff and water quality. A proposed storm drain along via Los Caballeros would collect

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

the offsite runoff from the east and convey the runoff into the floodplain.

All of the onsite runoff from Lot 1 through 24 would drain into the detention basin. For the most part, the flows are conveyed via grass swales to be constructed along the rare property lines. The grass swales including access to the swales shall be within drainage easements and shall be maintained by the HOA, lots 25 and 26 appear to directly discharge runoff into the watercourse without mitigating their water quality impacts. This shall be corrected at the improvement plan check stage of the project.

As stated above, the basin would serve as a water quality and increased runoff mitigation basin. The improvements to the left bank of the watercourse shall be done in accordance with District Standards.

All drainage easements between lots shall be shown on the Enviromental Constraint Sheet accompanying the final map. A note shall be added to the final map stating "Drainage easements shall be kept free of buildings and obstructions".

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The cumulative effect of development will cause increased storm runoff and without adequate drainage facilities in the area will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon.

In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development should be offered by the developer to the County.

The Developer has entered into an agreement dated May 24, 2010 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid 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. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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10. GENERAL CONDITIONS

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

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

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES

RECOMMND

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

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA

RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

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10. GENERAL CONDITIONS

10.FLOOD RI. 12

MAP INCREASED RUNOFF

RECOMMND

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

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA

RECOMMND

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

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

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

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

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

10.FLOOD RI. 14

MAP WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) (cont.) RECOMMND

necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

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

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

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

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

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

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

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10. GENERAL CONDITIONS

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

entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 3

MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LOW PALEO (cont.)

RECOMMND

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE

RECOMMND

is 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. 6 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - FEES FOR REVIEW (cont.) RECOMMND

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. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

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

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

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/EXEMPT RECOMMND

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline 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. 8 MAP - OFF-SITE PHASE RECOMMND

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

10.TRANS. 9 MAP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Riverside County Planning Department Environmental Programs Division (EPD).

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - ECS PREP RECOMMND

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

FIRE DEPARTMENT

50.FIRE. 1 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. 2 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. 3 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. 4 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. 4 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 11 MAP SUBMIT ECS & FINAL MAP (cont.) RECOMMND

engineer and include the appropriate plan check fee.

50.FLOOD RI. 12 MAP EASEMENTS ON ECS RECOMMND

All drainage easements between lots shall be shown on the Environmental Constraint Sheet accompanying the final map. A note shall be added to the final map stating "Drainage easements shall be kept free of buildings and obstructions".

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 30 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 30

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

RECOMMND

registered civil engineer or licensed land surveyor; and

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 30 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

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

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

50.PLANNING. 31 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"ALL LOTS , as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

"agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

(ADDED AT PC ON 5/23/2012)

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATION

RECOMMND

Ponderosa Lane along project boundary is designated as a local road and shall be improved with 40 foot full-width AC pavement and 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60') (Modified for no sidewalk.)

Via Los Caballeros along project boundary is designated as a local road and shall be improved with 40 foot full-width AC pavement and 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60') (Modified for no sidewalk.)

King Avenue along project boundary is designated as a local road and shall be improved with 40 foot full-width AC pavement and 6" concrete curb and gutter within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60') (Modified for no sidewalk.)

NOTE: Street drainage collected in King Street needs to be

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - DEDICATION (cont.) RECOMMND

treated prior to outletting in Mariposa Avenue or an existing natural water course.

50.TRANS. 2 MAP - PART-WIDTH RECOMMND

Suttles Drive along project boundary is designated as a local road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within the 45' part-width dedicated right-of-way (30' on project side and 15' on opposite side of centerline) in accordance with County Standard No. 105, Section "C". (Modified for no sidewalk.)

Mariposa Avenue along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within the 48' part-width dedicated right-of-way (33' on project side and 15' on opposite side of centerline) in accordance with County Standard No. 104, Section "A". (Modified for no sidewalk.)

50.TRANS. 3 MAP - IMP PLANS RECOMMND

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
www.rctlma.org/trans/land_dev_plan_check_guidelines.html

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 11 MAP - STREET NAME SIGN RECOMMND

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

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

The street design and improvement concept of this project shall be coordinated with Tract 27887 (P/P 945-K).

50.TRANS. 16 MAP - SOILS 2 RECOMMND

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

50.TRANS. 17 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline 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. 21 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

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

50.TRANS. 31 MAP- CORNER CUT-BACK I RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 39

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. 40

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Streetlights.
- (2) Street sweeping.

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 40 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 5 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

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

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

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

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

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

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 for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - 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.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK RECOMMND

The areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 3 - FECING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10, shall be permanently fenced

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - FENCING PLAN (cont.)

RECOMMND

for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 5 - FENCE INSTALL

RECOM

The areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SUBSIDENCE STUDY RECOMMND

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 20 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. 21 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of communication with the Soboba Band of Luiseno Mission Indians, there is a concern that subsurface cultural deposits may be present below the existing earth disturbance level. Previous disturbance level is not known, but monitoring is limited to the first 24 inches below current ground surface, unless prehistoric cultural resources are exposed in the first 24 inches, in which case monitoring shall continue to the completion of mass or rough grading activities. The Tribe has requested tribal observation of the mass or rough grading. A Project Archaeologist shall be required to monitor as well in order to appropriately document and handle any cultural resources that might be exposed during mass or rough grading.

Therefore, prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified County-certified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and the tribal observer. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

evaluation, and potential recovery of cultural resources in coordination with the Tribal Observer. Monitoring shall cease when a depth of 24 inches has been reached if no cultural resources have been exposed.

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

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and Tribe throughout the process.

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

60.PLANNING. 23 GEN*- TRIBAL MONITORING RECOMMND

As a result of a request during consultation with the Soboba Band of Luiseno Mission Indians tribal observation of the initial mass/rough grading was recommended as no evidence of tribal observation during the previous grading could be determined. The Tribe communicated it's concerns about the potential for subsurface cultural deposits that may still be intact.

Therefore, prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with, and retain a monitor designated by, the Soboba Band of Luiseno Mission Indians . This group shall be known as the Tribal Observer for this project. The agreement shall address consultation protocols, and the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 GEN*- TRIBAL MONITORING (cont.)

RECOMMND

whenever archaeological monitoring is being conducted by the Project Archaeologist. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and tribal consultation in coordination with the Project Archaeologist.

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

NOTE:

- 1) The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources, and shall consult with the County, Tribe, and developer/permit holder throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves to facilitate tribal monitoring for the Tribe's interests only.
- 3) This agreement shall not modify any condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder shall demonstrate that a good-faith effort has been made to secure the tribal observer agreement.
- 5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - AGENCY CLEARANCE - WMWD

RECOMMND

A clearance letter from WESTERN MUNICIPAL WATER DISTRICT shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated SEPTEMBER 19, 2005.

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

EPD DEPARTMENT

80.EPD. 1 MAP - FENCING PLAN

RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - FENCING PLAN (cont.)

RECOMMND

and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

80.EPD. 2 MAP - FENCE INSTALL

RECOMMND

The areas mapped as "LIMITS OF JURISDICTIONAL DELINEATION" on TR30238 AMD. #2 dated 1/13/10, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 3 MAP - BIO MONITOR REPORT

RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

- At minimum, plans shall include the following components:
- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
 - 2) Weather based controllers and necessary components to eliminate water waste;
 - 3) A copy of the "stamped" approved grading plans; and,
 - 4) Emphasis on native and drought tolerant species.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 8 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 17 MAP - MODEL HOME COMPLEX

RECOMMND

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 18 USE - CC&R RES POA COMMON AREA RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

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

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

The property owners' association established herein

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - CC&R RES POA COMMON AREA (cont.)

RECOMMND

shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration."

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

(ADDED AT PC ON 5/23/2012)

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

PERMIT MAP Tract #: TR30238

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

90.E HEALTH. 3 USE-ALT SYSTEM DEED RECORD RECOMMND

The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 4 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 5 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval..

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP FIRE SPRINKLER SYSTEM

RECOMMND

FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL RESIDENCES PER NFPA13D, 2010 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map

T MAP Tract #: TR30238

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 MAP FACILITY COMPLETION (cont.) RECOMMND

prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 2 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 3 MAP - LC LNDSCP INSPCT RQMNTS RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - LC LNDSCP INSPCT RQMNTS (cont.) RECOMMND

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

90.PLANNING. 4 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 8 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 13 MAP - AGENCY CLEARANCE - RCWMD RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated September 15, 2005.

TENTATIVE MAP Tract #: TR30238

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14

MAP - SKR FEE CONDITION

RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the 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 the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 4

MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For

PROJECT MAP Tract #: TR30238

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

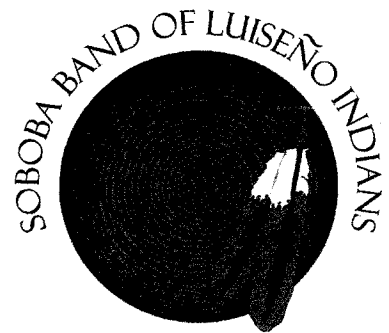
90.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights.
- (2) Street sweeping.

April 9, 2012

Attn: Wendell Bugtai, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



EST. JUNE 19, 1883

Re: Intent to Adopt a Mitigated Negative Declaration for Tentative Tract Map No. 30238

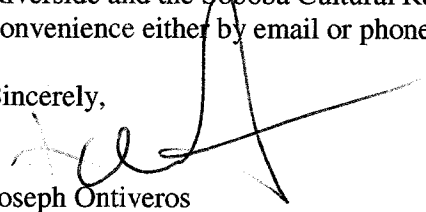
The Soboba Band of Luiseno Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseno Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseno Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseno Indians requests that a Native American monitoring component be included as a mitigation measure for the negative declaration. The Tribe requesting that a Treatment and Dispositions Agreement between the developer and The Soboba Band be provided to the County of Riverside prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork
5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the County of Riverside and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,


Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

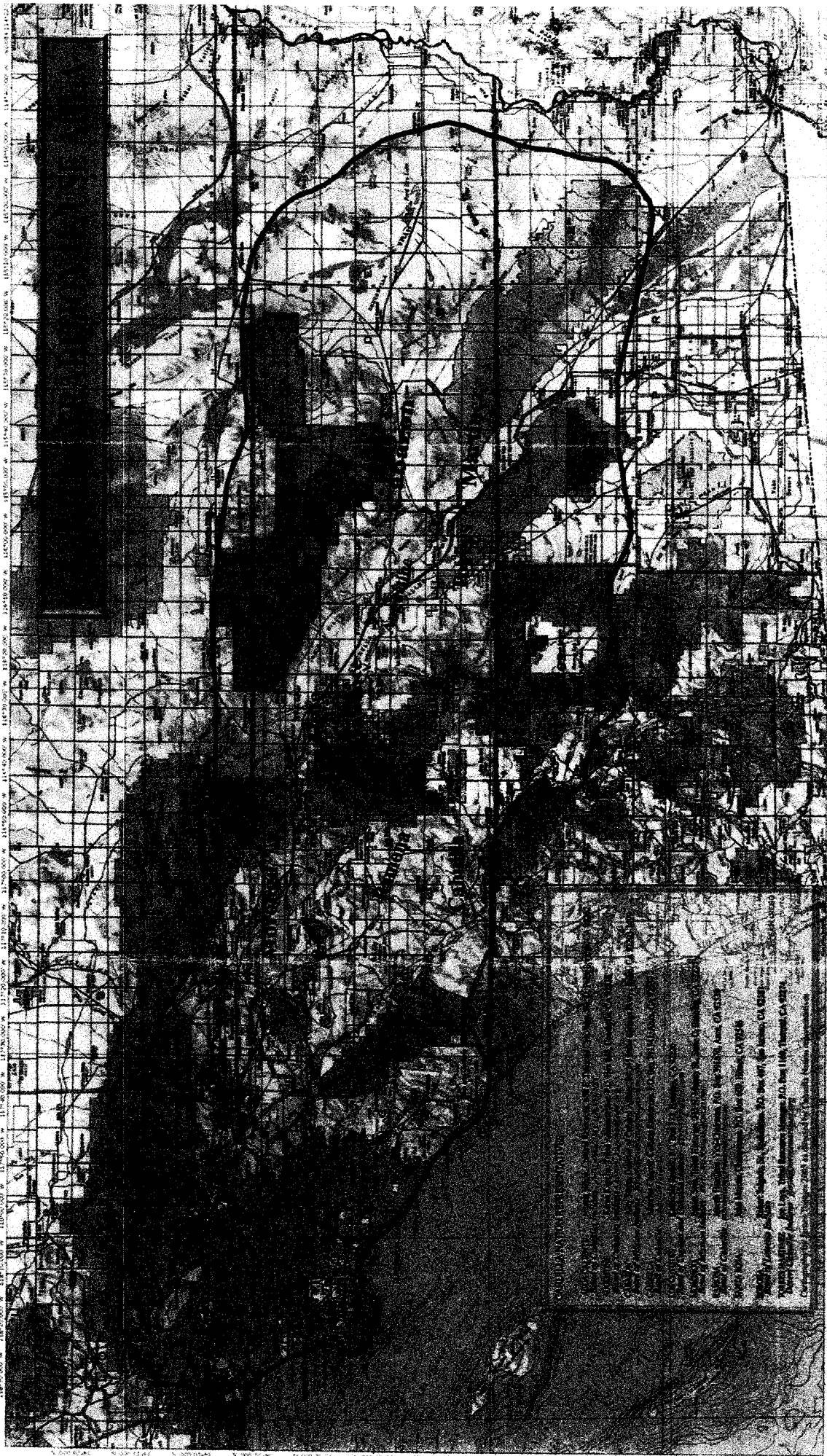
D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (f).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



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118° 52' 00" W 118° 50' 00" W 117° 58' 00" W 117° 56' 00" W 117° 54' 00" W 117° 52' 00" W 117° 50' 00" W 117° 48' 00" W 117° 46' 00" W 117° 44' 00" W 117° 42' 00" W 117° 40' 00" W 117° 38' 00" W 117° 36' 00" W 117° 34' 00" W 117° 32' 00" W 117° 30' 00" W 117° 28' 00" W 117° 26' 00" W 117° 24' 00" W 117° 22' 00" W 117° 20' 00" W 117° 18' 00" W 117° 16' 00" W 117° 14' 00" W 117° 12' 00" W 117° 10' 00" W 117° 08' 00" W 117° 06' 00" W 117° 04' 00" W 117° 02' 00" W 117° 00' 00" W

118° 52' 00" W 118° 50' 00" W 117° 58' 00" W 117° 56' 00" W 117° 54' 00" W 117° 52' 00" W 117° 50' 00" W 117° 48' 00" W 117° 46' 00" W 117° 44' 00" W 117° 42' 00" W 117° 40' 00" W 117° 38' 00" W 117° 36' 00" W 117° 34' 00" W 117° 32' 00" W 117° 30' 00" W 117° 28' 00" W 117° 26' 00" W 117° 24' 00" W 117° 22' 00" W 117° 20' 00" W 117° 18' 00" W 117° 16' 00" W 117° 14' 00" W 117° 12' 00" W 117° 10' 00" W 117° 08' 00" W 117° 06' 00" W 117° 04' 00" W 117° 02' 00" W 117° 00' 00" W

U.S. Geological Survey
Map of the San Francisco Bay Area
Scale: 1:50,000
Date: 1998
This map is a derivative work of the U.S. Geological Survey's National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI) data. It is not to be used for navigation or other purposes without the permission of the U.S. Geological Survey.



COMPREHENSIVE PROJECT REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 30, 2005

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety (Grading)
Regional Parks & Open Space
Geologist
EPD
Donna Duron
CSA # 152
EDA
Sheriff's Dept
Riv. Co. Waste
Supervisor Buster

Commissioner Roth
Riverside Transit Agency
City of Riverside
Riverside Unified School Dist.
Western Municipal Water Dist.
So. Calif. Edison
So. Cal Gas
SBC
Caltrans #8
Caltrans Aeronautics Division – David Cohen
EIC(Attachment "A")
Greater Lake Mathews Area Association
Woodcrest Community of Interest

TENTATIVE TRACT MAP NO. 30238 – EA No. 40265 – Applicant: Gallery Homes – Engineer/Rep: Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Location: North of Mariposa Avenue, south of Ponderosa Lane, east of Alita Drive, and west of Washington Street. – 35.01 gross acres – Light Agricultural – One Acre Minimum (A-1-1) Zone – REQUEST: Tentative Tract Map No. 30238 is a Schedule B proposal to subdivide 35.01 acres into 25 residential lots with minimum lot size of one acre. - Schedule B – APN: 273-200-024 – Concurrent Cases: N/A – Related Cases: TR27887, CZ06205 – 1st Transmittal

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on September 22, 2005** . **All County Agencies and Departments, please have draft conditions in the Land Management System by the above date.** If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Kim Tran** , Project Planner, at (909) 955-2217.

COMMENTS:

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you

Bugtai, Wendell

To: Gonzalez, Gustavo; Madkison@adkan.com
Cc: Hayes, Steve; Jenkins, Diane; Murray, David
Subject: RE: TR30238 - City Clearance

-----Original Message-----

From: Gonzalez, Gustavo [<mailto:GGonzalez@riversideca.gov>]
Sent: Friday, March 02, 2012 8:43 AM
To: Bugtai, Wendell; Madkison@adkan.com
Cc: Hayes, Steve; Jenkins, Diane; Murray, David
Subject: RE: TR30238 - City Clearance

Hello Wendell and Mitch,

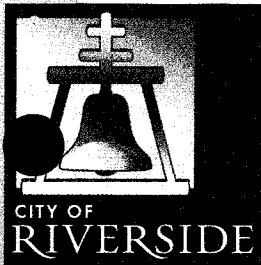
Thank you for the opportunity to comment on proposed Tract Map 30238. After reviewing the latest map, City staff has no further concerns with respect to this project. We appreciate the fact that the majority of the City's concerns were adequately addressed and we look forward to continue working alongside the County and Adkan Engineers on future projects.

Should you have any questions, please do not hesitate to contact me directly at 951-826-5277 or via email reply.

Thank you,

Gus Gonzalez

GUSTAVO N. GONZALEZ | ASSOCIATE PLANNER
Community Development Department | Planning Division
3900 Main Street | Riverside, CA 92522
P. 951.826.5277 | F. 951.826.5981



Community Development
Department
Planning Division

September 20, 2005

Kim Tran, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

SUBJECT: TENTATIVE TRACT MAP NO. 30238 -- EA NO. 40265, LAKE MATHEWS/WOODCREST AREA PLAN, 25 RESIDENTIAL LOTS ON 35.01 ACRES.

Dear Ms. Tran:

Thank you for the opportunity to review this tract map scheduled to go before the Comprehensive Planning Review Committee on September 22, 2005.

Pursuant to the Memorandum of Understanding (MOU), the City requests to meet with the applicant and County staff to discuss the proposed map. The MOU states the "County will adopt a policy setting forth development standards and implement such standards in city spheres of influence that provides for the County to have comparable development standards with cities." These envisioned standards specifically site street width, setbacks, residential lot development and density.

City concerns with the proposed subdivision include:

Density – The existing General Plan designation of Agriculture (AGR) would permit a typical density of one dwelling unit per five acres. However, the map is consistent with surrounding development in terms of lot sizes.

Accessibility and Circulation – Existing right-of-way for King Avenue (not Street) is proposed to be eliminated preventing King Avenue from being a through street between Ponderosa Lane and Mariposa Avenue. King Avenue is a great opportunity to provide a north/south connecting street in this area. It is recommended that King Avenue connect Ponderosa Lane and Mariposa Avenue, protecting the grid pattern in the area for ease of traffic flow.

Design – The plans indicate that backup and side-on designs are proposed along Mariposa Avenue. However, existing development to the south, on Mariposa Avenue, front and side-on to Mariposa Avenue. The City recommends that the new lots on Mariposa Avenue front and side-on to provide a consistent street pattern.

Street Sections -- The street sections provided do not include sections for Ponderosa Avenue and King Avenue (not Street). The City recommends that the plans be revised to include these street sections.

Arroyo/Blueline Stream and Grading -- The project includes grading right up to the edge of the Woodcrest Arroyo, including septic leech fields. The City recommends that the plans be revised to comply with the City's Grading Ordinance, Title 17. The revised plans will need to indicate the limits of the Arroyo as well as the required fifty-foot setback from the arroyo limits for compliance with the City's grading ordinance. This may mean the elimination of some lots in order to protect the Arroyo. All non-graded areas will need to be placed in an open space easement to be maintained by the Home Owners Association. The City requests forty-scale grading plans for City review and approval.

Please send us a copy of the County's letter to the applicant concerning the results of the CPR meeting. Also, please mail us all revised maps, 40-scale grading plans, notice of hearings and staff reports for this project. If you have any questions regarding this letter, please contact Diane Jenkins, Principal Planner, at (951) 826-5625.

Sincerely,



Ken Gutierrez, AICP
Planning Director

Attachment

c: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Michael Beck, Assistant City Manager
Tom DeSantis, Assistant City Manager
Jeff Kraus, Annexation Program Coordinator
Tom Boyd, Deputy Public Works Director/City Engineer
Fran Dunajski, Traffic Engineer
John Curts, Redevelopment Area Manager
Bob Buster, County Supervisor, District 1
Robert Johnson, County Planning Director



John V. Rossi
General Manager

S.R. Al Lopez
President

Kevin D. Jeffries
Vice President

Elizabeth L. Cunnison
Secretary/Treasurer

Wayne H. Holcomb
Director

Donald D. Galleano
Director

Sept. 19, 2005

Kim Tran, Project Planner
Riverside County Planning Department
9th Floor CAC – P.O. Box 1409
Riverside, CA 92522-1409

Tentative Tract Map No. 30238

Western Municipal Water District (Western) has no objection to proposed tract 30238. Proposed tract 30238 is located in Western's retail service area and is eligible to receive domestic water service upon payment of all applicable fees and charges, and all necessary improvements are constructed, completed and accepted by Western. The owner and/or developer should contact Western's Engineering Department to help establish the exact improvements needed for the project and to provide Western with the following information:

- Irrigation and landscaping needs.
- Fire Department requirements.
- Grading and street improvement plans for **Western's review and approval prior to issuance of construction permits.**

Should you have any questions regarding this matter, please contact Development Services at 909-789-5000.

Mike Marin
ENGINEERING DEPARTMENT

LDP/bj



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

September 15, 2005

Kim Tran, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map No. 30238 – EA No. 40265
Proposal: Subdivide 35.01 acres into 25 residential lots with a minimum lot size of one acre.
APN#: 273-200-024

Dear Ms. Tran:

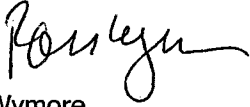
The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Mariposa Avenue, south of Ponderosa Lane, east of Alita Drive, and west of Washington Street in the Lake Mathews/Winchester Area, 1st Supervisorial District. The project is a proposal to subdivide 35.01 acres into 25 single family residential lots. The project site is zoned A-1-1. This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation.

The Riverside County Waste Management Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following prior to the issuance of occupancy permits:
 - a. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.
 - b. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to only facilities permitted to receive them, in accordance with local, state, and federal regulations.
3. The project proponent shall consider the use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries and shall try to establish a green and woody waste recycling program for all landscaped areas, especially for developments with large common green areas, such as golf courses or parks, through such methods as grinding or composting (i.e., leaving grass clippings on lawn to sending separated material to composting facility).

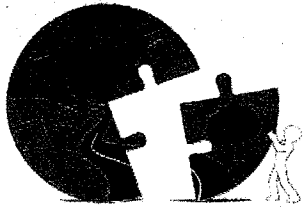
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3285.

Sincerely,



Ron Wymore
Planner

DM #37464



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR30238

DATE SUBMITTED: November 9, 2011

APPLICATION INFORMATION

Applicant's Name: Woodcrest LLC

E-Mail: cramerusc@gmail.com

Mailing Address: PO Box 18929
 Anaheim Street CA 92817
City State ZIP

Daytime Phone No: (714) 637-7062 Fax No: (714) 637-3427

Engineer/Representative's Name: Adkan Engineers - Mitch Adkison E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive
 Riverside Street CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Woodcrest, LLC E-Mail: cramerusc@gmail.com

Mailing Address: PO Box 18929
 Anaheim Street CA 92817
City State ZIP

Daytime Phone No: (714) 637-7062 Fax No: (714) 637-3427

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Paul Cramer
PRINTED NAME OF APPLICANT

 12/6/11
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

William R Cramer
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Mary Cramer
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

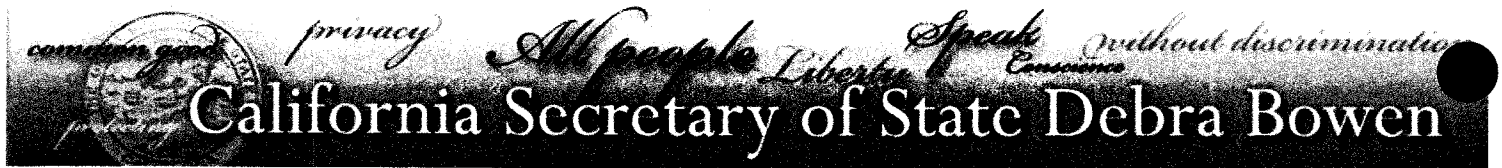
See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-200-025

Section: 26, 35 Township: 3S Range: 5W

Approximate Gross Acreage: 34.74 AC

[Secretary of State](#)[Administration](#)[Elections](#)[Business Programs](#)[Political Reform](#)[Archives](#)[Registries](#)**Business Entities (BE)**

Online Services

- [Business Search](#)
- [Disclosure Search](#)
- [E-File Statements](#)
- [Processing Times](#)

Main Page**Service Options****Name Availability****Forms, Samples & Fees****Annual/Biennial Statements****Filing Tips****Information Requests**

(certificates, copies & status reports)

Service of Process**FAQs****Contact Information**

Resources

- [Business Resources](#)
- [Tax Information](#)
- [Starting A Business](#)
- [International Business Relations Program](#)

Customer Alerts

- [Business Identity Theft](#)
- [Misleading Business Solicitations](#)

Business Entity Detail

Data is updated weekly and is current as of Friday, March 09, 2012. It is not a complete or certified record of the entity.

Entity Name:	WOODCREST, LLC
Entity Number:	200522110012
Date Filed:	08/01/2005
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	601 S PERALTA HILLS DR
Entity City, State, Zip:	ANAHEIM CA 92807
Agent for Service of Process:	WILLIAM R CRAMER
Agent Address:	601 S PERALTA HILLS DR
Agent City, State, Zip:	ANAHEIM CA 92807

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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March 16, 2012

Wendall Bugtai
Urban Regional Planner III
County of Riverside, TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Tract 30231 and 30238 authorization on behalf of Woodcrest, LLC

Mr. Bugtai

On behalf of Woodcrest, LLC, William R. Cramer and Mary Cramer would like to authorize Paul R. Cramer as main point of contact, representative and signatory for anything related to Tract 30238 and Tract 30231.

Sincerely,

Woodcrest, LLC

William R. Cramer 3-16-12
William R. Cramer, Agent Date

Mary Cramer 3-16-12
Mary Cramer, Partner Date

Paul R. Cramer 3/16/12
Paul R. Cramer Date

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/28/2012

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

APN (s) or case numbers TR30238 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

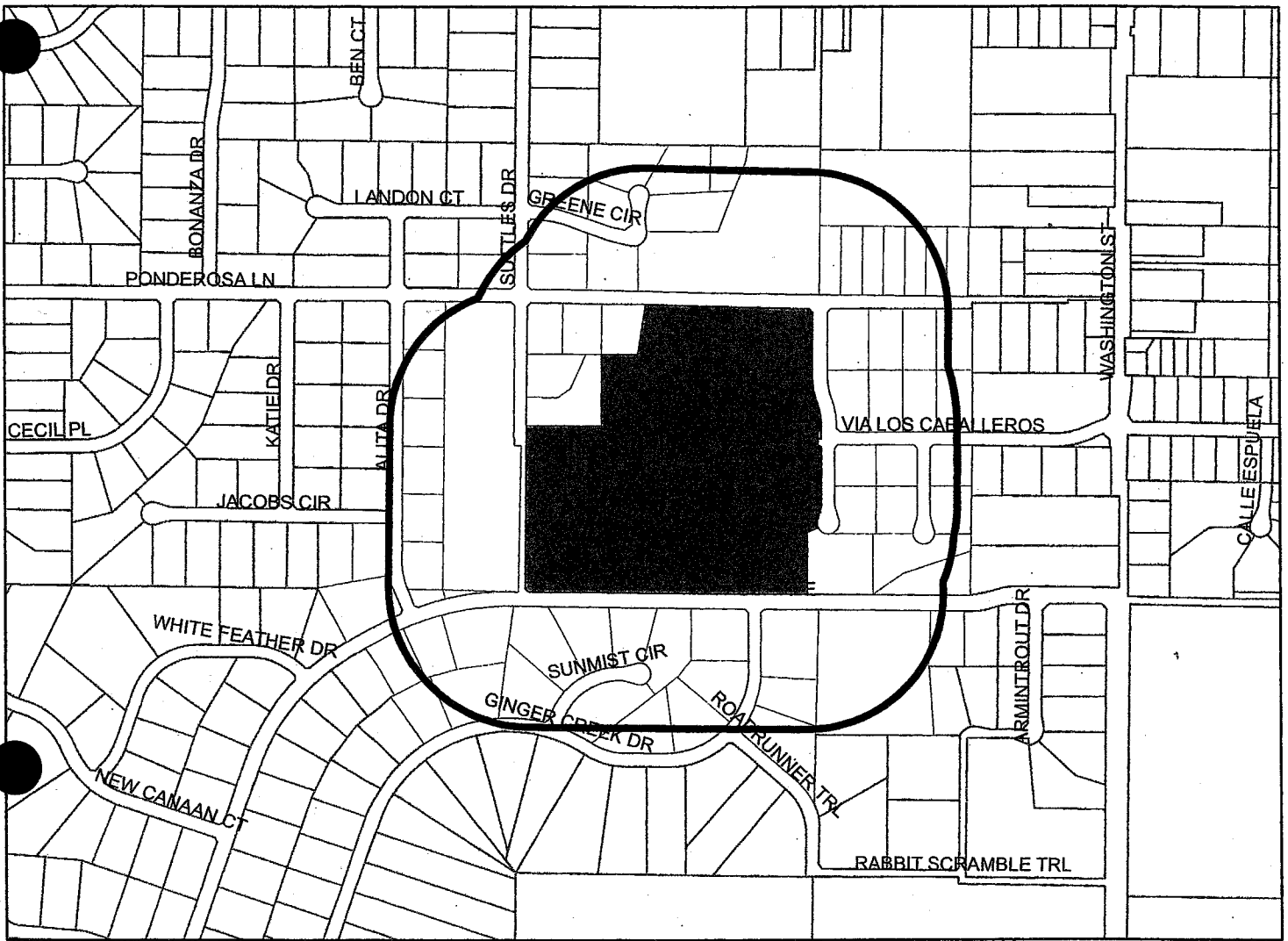
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/28/2012 *cm*
EXPIRES: 8/28/2012

TR30238 (600 feet buffer)



Selected Parcels

273-180-010	273-520-033	273-180-042	273-160-091	273-200-030	273-180-012	273-200-031	273-180-015	273-200-037	273-174-004
273-180-037	273-200-035	273-200-029	273-200-040	273-200-041	273-200-042	273-200-043	273-200-044	273-200-045	273-200-046
273-200-047	273-200-048	273-200-027	273-174-006	273-180-017	273-200-028	273-520-039	273-200-033	273-174-003	273-172-027
273-174-002	273-200-039	273-174-005	273-180-011	273-200-036	273-180-038	273-180-048	273-174-011	273-180-051	273-180-040
273-200-034	273-174-008	273-174-001	273-200-038	273-200-032	273-520-009	273-520-010	273-520-011	273-520-012	273-520-013
273-520-014	273-520-015	273-520-016	273-520-017	273-520-018	273-520-019	273-520-020	273-520-021	273-580-007	273-580-008
273-580-022	273-580-023	273-580-024	273-580-025	273-580-026	273-180-035	273-160-090	273-180-041	273-180-036	273-180-016
273-180-013	273-180-014	273-180-050	273-200-025						



530 265 0 530 Feet

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

ASMT: 273160090, APN: 273160090
LISA CUMMINGS, ETAL
16435 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273174006, APN: 273174006
GULLALY AZIZI
16790 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273160091, APN: 273160091
PATRICIA DICRISTOFARO, ETAL
16470 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273174008, APN: 273174008
PAUL HARRIS FAMILY LTD PARTNERSHIP
16990 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273172027, APN: 273172027
DAVID VINSANT, ETAL
C/O DAVID VINSANT
16375 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273174011, APN: 273174011
LAURA MADDOCK, ETAL
45630 RAINBOW CANYON RD
TEMECULA CA 92592

ASMT: 273174002, APN: 273174002
LISA MOY, ETAL
16948 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180010, APN: 273180010
AMALIA CARREA
16790 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273174003, APN: 273174003
MARIA MENENDEZ, ETAL
16906 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180011, APN: 273180011
LINDLOFF FAMILY TRUST
C/O JAMES F LINDLOFF
16800 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273174004, APN: 273174004
EDWARD SMITH
16874 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180012, APN: 273180012
DORA LOPEZ, ETAL
16430 LANDON CT
RIVERSIDE CA 92504

ASMT: 273174005, APN: 273174005
LEO CLARK
16832 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180014, APN: 273180014
WILLIAM STEUBE
16830 PONDEROSA LN
RIVERSIDE CA 92504

ASMT: 273180015, APN: 273180015
DEANNA EDDINGFIELD
16840 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273180040, APN: 273180040
NORETA REYNOLDS
16595 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180016, APN: 273180016
JACQUELYN BONNETT, ETAL
16860 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273180041, APN: 273180041
KRISTEN THOMPSON, ETAL
16690 SUTTLES DR
RIVERSIDE CA 92504

ASMT: 273180017, APN: 273180017
GZF TRADING CO
P O BOX 75056 RPO MAIN ST
VANCOUVER BC CANADA V5X4V7

ASMT: 273180042, APN: 273180042
JULIETA HURTADO, ETAL
16720 SUTTLES DR
RIVERSIDE CA 92504

ASMT: 273180035, APN: 273180035
VITA WILLETT, ETAL
16510 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180048, APN: 273180048
LESLIE VONESCH, ETAL
810 E COMMONWEALTH AVE
FULLERTON CA 92831

ASMT: 273180036, APN: 273180036
DIANA LAPSLEY, ETAL
16580 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180050, APN: 273180050
WOODCREST PARTNERSHIP
C/O WILLIAM CRAMER
425 W RIDER ST STE B1
PARRIS CA 92571

ASMT: 273180037, APN: 273180037
ROCHELLE HARRISON, ETAL
16630 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180051, APN: 273180051
MOHAMMADALI MAZAREI
16615 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180038, APN: 273180038
LESLIE VONESCH, ETAL
16625 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273200025, APN: 273200025
WOODCREST
P O BOX 18929
ANAHEIM CA 92817



ASMT: 273200027, APN: 273200027
PATIENCE SPINA, ETAL
16577 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273200035, APN: 273200035
ALMAZA KROESCHEL, ETAL
6901 148 A ST
SURREY BC CANADA V3S0Y9

ASMT: 273200028, APN: 273200028
KIMBER WINTERS, ETAL
16549 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273200036, APN: 273200036
BERNARD SHOCKLEY, ETAL
16862 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273200030, APN: 273200030
LISA CARREON, ETAL
16830 SUTTLES DR
RIVERSIDE, CA. 92508

ASMT: 273200037, APN: 273200037
LINDA PEROS, ETAL
16834 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273200031, APN: 273200031
KELLY POFFENBERGER, ETAL
16868 SUTTLES DR
RIVERSIDE, CA. 92504

ASMT: 273200038, APN: 273200038
ADELINA BLANCO, ETAL
16806 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273200032, APN: 273200032
SABRY FAHMY
4539 HALISON ST
TORRANCE CA 90503

ASMT: 273200039, APN: 273200039
GREG POLLAK, ETAL
P O BOX 7616
MORENO VALLEY CA 92552

ASMT: 273200033, APN: 273200033
MELODEE GOLDEN, ETAL
16801 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273200048, APN: 273200048
GALLERY MEADOWS PARTNERS
31618 RAILROAD CYN STE 1
CANYON LAKE CA 92587

ASMT: 273200034, APN: 273200034
SAKUNTHALA ETHIRVEERASINGAM, ETAL
16829 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273520033, APN: 273520033
ANDREW STONEBREAKER
17130 VAN BUREN NO 353
RIVERSIDE A 92504

ASMT: 273520039, APN: 273520039
INLAND SIKH EDUCATION EMPIRE
2995 VAN BUREN BLV NO A13
RIVERSIDE CA 92503

ASMT: 273580026, APN: 273580026
SCOTT LISSOY
C/O FAR WEST INDUSTRIES
2922 DAIMLER ST
SANTA ANA CA 92705

ATTN: Susan Morgan
AT&T California
1265 Van Buren St., Rm. 180
Anaheim, CA 92807

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Applicant/Owner:
Woodcrest, LLC
O.O. Box 18929
Anaheim, CA 92817

Eng-Rep:
Adkan Engineers – Mitch Adkinson
6879 Airport Dr.
Riverside, CA 92504

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

FILED
RIVERSIDE COUNTY

MAR 21 2012

LARRY W. WARD, CLERK

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE TRACT MAP NO. 30238 – EA40265 – Applicant: Woodcrest Partnership – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Avenue, southerly of Ponderosa Lane, and easterly of Suttles Drive – 34.74 Gross Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) – **REQUEST: Tentative Tract Map No. 30238** is a Schedule “B” subdivision of 34.74 gross acres into 26 residential lots with lot sizes ranging from 1.0 to 3.6 acre gross. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
April 18, 2012
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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

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

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

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

COUNTY CLERK
Neg Declaration/Map Determination
FILED MAR 21 2012
MAR 21 2012
4:27 PM
By: [Signature]
County Clerk

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/28/2012

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

APN (s) or case numbers TR30238 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

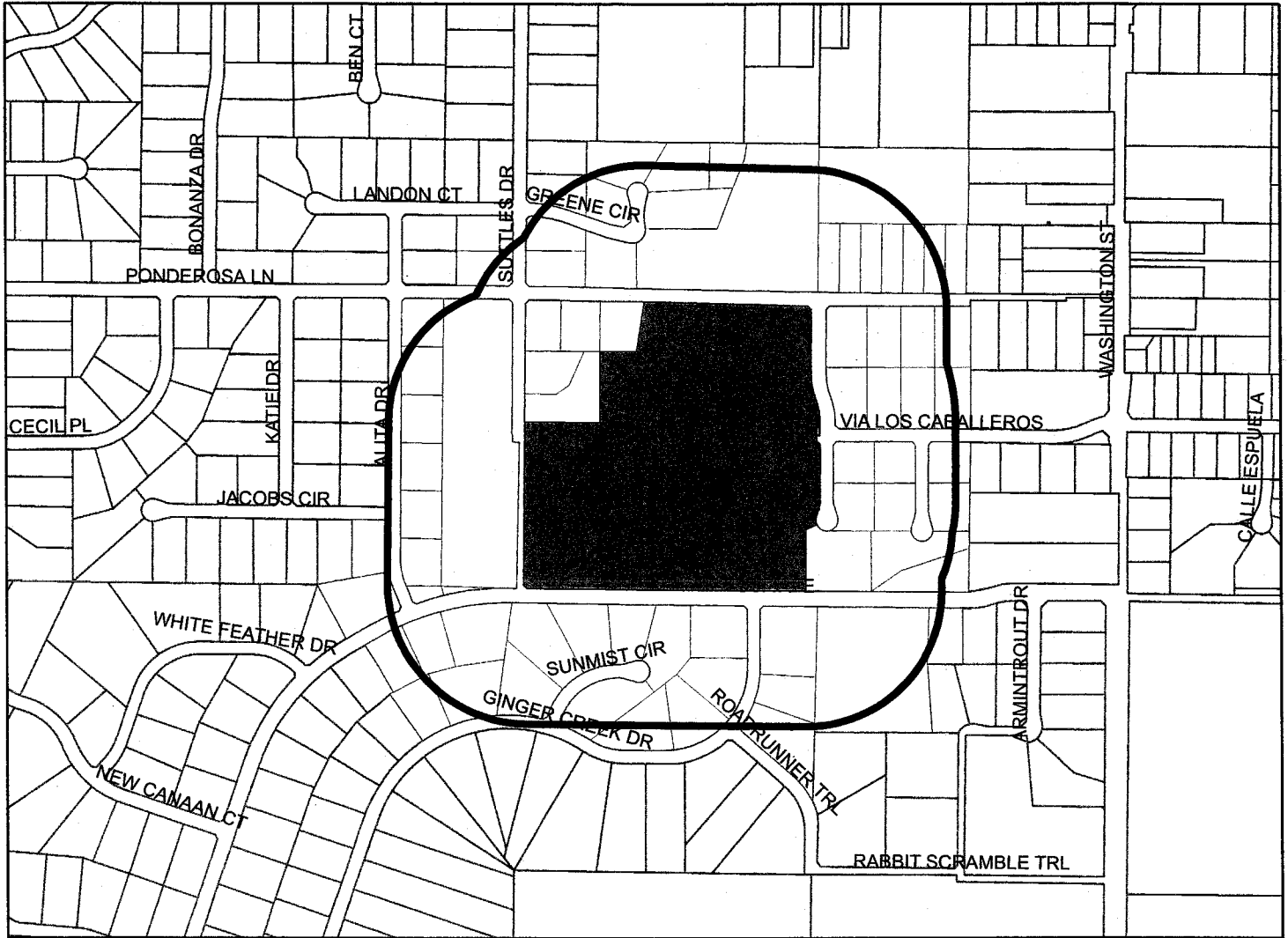
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/28/2012 *cm*
EXPIRES: 8/28/2012

TR30238 (600 feet buffer)



Selected Parcels

273-180-010	273-520-033	273-180-042	273-160-091	273-200-030	273-180-012	273-200-031	273-180-015	273-200-037	273-174-004
273-180-037	273-200-035	273-200-029	273-200-040	273-200-041	273-200-042	273-200-043	273-200-044	273-200-045	273-200-046
273-200-047	273-200-048	273-200-027	273-174-006	273-180-017	273-200-028	273-520-039	273-200-033	273-174-003	273-172-027
273-174-002	273-200-039	273-174-005	273-180-011	273-200-036	273-180-038	273-180-048	273-174-011	273-180-051	273-180-040
273-200-034	273-174-008	273-174-001	273-200-038	273-200-032	273-520-009	273-520-010	273-520-011	273-520-012	273-520-013
273-520-014	273-520-015	273-520-016	273-520-017	273-520-018	273-520-019	273-520-020	273-520-021	273-580-007	273-580-008
273-580-022	273-580-023	273-580-024	273-580-025	273-580-026	273-180-035	273-160-090	273-180-041	273-180-036	273-180-016
273-180-013	273-180-014	273-180-050	273-200-025						



530 265 0 530 Feet

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

ASMT: 273160090, APN: 273160090
LISA CUMMINGS, ETAL
16435 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273174006, APN: 273174006
GULLALY AZIZI
16790 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273160091, APN: 273160091
PATRICIA DICRISTOFARO, ETAL
16470 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273174008, APN: 273174008
PAUL HARRIS FAMILY LTD PARTNERSHIP
16990 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273172027, APN: 273172027
DAVID VINSANT, ETAL
C/O DAVID VINSANT
16375 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273174011, APN: 273174011
LAURA MADDOCK, ETAL
45630 RAINBOW CANYON RD
TEMECULA CA 92592

ASMT: 273174002, APN: 273174002
LISA MOY, ETAL
16948 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180010, APN: 273180010
AMALIA CARREA
16790 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273174003, APN: 273174003
MARIA MENENDEZ, ETAL
16906 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180011, APN: 273180011
LINDLOFF FAMILY TRUST
C/O JAMES F LINDLOFF
16800 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273174004, APN: 273174004
EDWARD SMITH
16874 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180012, APN: 273180012
DORA LOPEZ, ETAL
16430 LANDON CT
RIVERSIDE CA 92504

ASMT: 273174005, APN: 273174005
LEO CLARK
16832 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180014, APN: 273180014
WILLIAM STEUBE
16830 PONDEROSA LN
RIVERSIDE CA 92504

ASMT: 273180015, APN: 273180015
DEANNA EDDINGFIELD
16840 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273180040, APN: 273180040
NORETA REYNOLDS
16595 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180016, APN: 273180016
JACQUELYN BONNETT, ETAL
16860 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273180041, APN: 273180041
KRISTEN THOMPSON, ETAL
16690 SUTTLES DR
RIVERSIDE CA 92504

ASMT: 273180017, APN: 273180017
GZF TRADING CO
P O BOX 75056 RPO MAIN ST
VANCOUVER BC CANADA V5X4V7

ASMT: 273180042, APN: 273180042
JULIETA HURTADO, ETAL
16720 SUTTLES DR
RIVERSIDE CA 92504

ASMT: 273180035, APN: 273180035
VITA WILLETT, ETAL
16510 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180048, APN: 273180048
LESLIE VONESCH, ETAL
810 E COMMONWEALTH AVE
FULLERTON CA 92831

ASMT: 273180036, APN: 273180036
DIANA LAPSLEY, ETAL
16580 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180050, APN: 273180050
WOODCREST PARTNERSHIP
C/O WILLIAM CRAMER
425 W RIDER ST STE B1
PARRIS CA 92571

ASMT: 273180037, APN: 273180037
ROCHELLE HARRISON, ETAL
16630 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180051, APN: 273180051
MOHAMMADALI MAZAREI
16615 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273180038, APN: 273180038
LESLIE VONESCH, ETAL
16625 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273200025, APN: 273200025
WOODCREST
P O BOX 18929
ANAHEIM CA 92817

ASMT: 273200027, APN: 273200027
PATIENCE SPINA, ETAL
16577 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273200035, APN: 273200035
ALMAZA KROESCHEL, ETAL
6901 148 A ST
SURREY BC CANADA V3S0Y9

ASMT: 273200028, APN: 273200028
KIMBER WINTERS, ETAL
16549 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273200036, APN: 273200036
BERNARD SHOCKLEY, ETAL
16862 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273200030, APN: 273200030
LISA CARREON, ETAL
16830 SUTTLES DR
RIVERSIDE, CA. 92508

ASMT: 273200037, APN: 273200037
LINDA PEROS, ETAL
16834 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273200031, APN: 273200031
KELLY POFFENBERGER, ETAL
16868 SUTTLES DR
RIVERSIDE, CA. 92504

ASMT: 273200038, APN: 273200038
ADELINA BLANCO, ETAL
16806 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273200032, APN: 273200032
SABRY FAHMY
4539 HALISON ST
TORRANCE CA 90503

ASMT: 273200039, APN: 273200039
GREG POLLAK, ETAL
P O BOX 7616
MORENO VALLEY CA 92552

ASMT: 273200033, APN: 273200033
MELODEE GOLDEN, ETAL
16801 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273200048, APN: 273200048
GALLERY MEADOWS PARTNERS
31618 RAILROAD CYN STE 1
CANYON LAKE CA 92587

ASMT: 273200034, APN: 273200034
SAKUNTHALA ETHIRVEERASINGAM, ETAL
16829 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273520033, APN: 273520033
ANDREW STONEBREAKER
17130 VAN BUREN NO 353
RIVERSIDE A 92504

ASMT: 273520039, APN: 273520039
INLAND SIKH EDUCATION EMPIRE
2995 VAN BUREN BLV NO A13
RIVERSIDE CA 92503

ASMT: 273580026, APN: 273580026
SCOTT LISSOY
C/O FAR WEST INDUSTRIES
2922 DAIMLER ST
SANTA ANA CA 92705

ATTN: Susan Morgan
AT&T California
1265 Van Buren St., Rm. 180
Anaheim, CA 92807

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant/Owner:
Woodcrest, LLC
O.O. Box 18929
Anaheim, CA 92817

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Eng-Rep:
Adkan Engineers – Mitch Adkinson
6879 Airport Dr.
Riverside, CA 92504

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516