

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

911B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 23, 2014

SUBJECT: TENTATIVE PARCEL MAP NO. 36611– Adopt Mitigated Negative Declaration – Applicant: Ecos Energy – Third/Third Supervisorial District – Location: Southerly of Grand Ave., easterly of Patterson Ave., and the westerly side of Oxbow Drive. - REQUEST: The Tentative Parcel Map proposes a Schedule "H" subdivision of 15.42 acres into four (4) residential parcels ranging in size from 1 acre to 10 acres.


RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Director's Hearing on June 9, 2014.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42646**, 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,
(Continued on next page)

JCP:lr

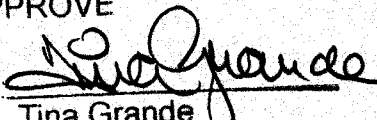

Juan C. Perez, TLMA Director /
Interim Planning Director

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

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

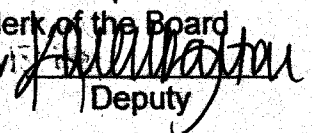
BY 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley, and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 15, 2014
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: | District: 3/3 | Agenda Number:

1-3

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE PARCEL MAP NO. 36611**

DATE: June 9, 2014

PAGE: Page 2 of 2

APPROVED TENTATIVE PARCEL MAP NO. 36611, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

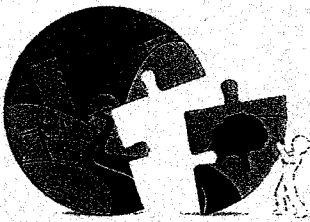
The Tentative Parcel Map proposes a Schedule "H" subdivision of 15.42 acres into four (4) residential parcels ranging in size from 1 acre to 10 acres in the Winchester area. The project was approved at the Director's Hearing on June 9, 2014. The project is a Tentative Parcel Map, which requires an action at the Director's Hearing and a Receive and File action with the Board. No public testimony or concerns arose at the hearing.

Impact on Citizens and Businesses

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

ATTACHMENTS (if needed, in this order):

- A. **PLANNING DIRECTOR'S HEARING STAFF REPORT**



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

7/23/14
Date

KB
Initial

Juan C. Perez
Interim Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 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.

EA42646/PM36611
Project Title/Case Numbers

Larry Ross
County Contact Person

951-955-9294
Phone Number

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

Brad Wilson - Ecos Energy
Project Applicant

222 South 9th Street, Suite 1600, Minneapolis, MN 55402
Address

The project site is located southerly of Grand Ave., easterly of Patterson Ave., and the westerly side of Oxbow Drive.
Project Location

The Tentative Parcel Map is a Schedule "H" subdivision of 15.42 acres into four (4) residential parcels ranging in size from 1 acre to 10 acres.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 9, 2014, 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 (\$2,181.25+\$50.0).
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.

[Signature]
Signature

Board Assistant
Title

7/15/14
Date

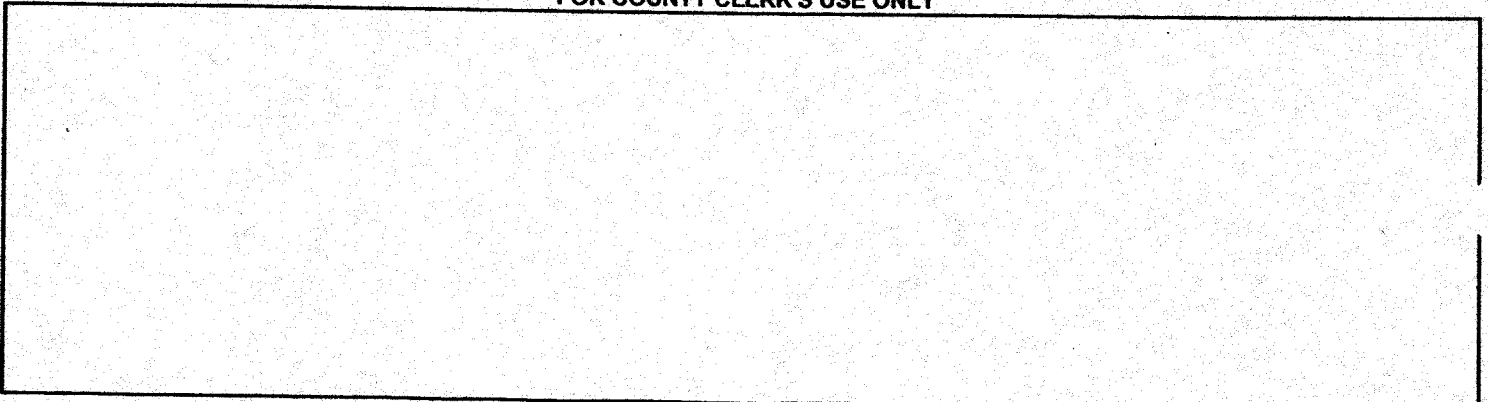
Date Received for Filing and Posting at OPR: _____

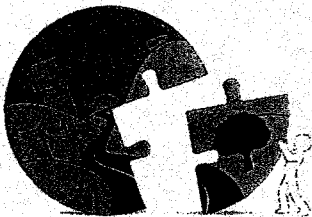
LR/r
Revised 5/13/2014
Y:\Planning Case Files-Riverside office\PM36611\NOD Form.PM36411.docx

Please charge deposit fee case#: ZEA42646 ZCFG06026 \$2231.25

FOR COUNTY CLERK'S USE ONLY

JUL 15 2014 1-3





**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Juan C. Perez
Interim Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM36611

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

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

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Project Planner Date: May 13, 2014

Applicant/Project Sponsor: Brad Wilson - Ecos Energy Date Submitted: November 19, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: [Signature] Date: 7/15/14

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Larry Ross at (951) 955-9294.

Revised: 05/13/14

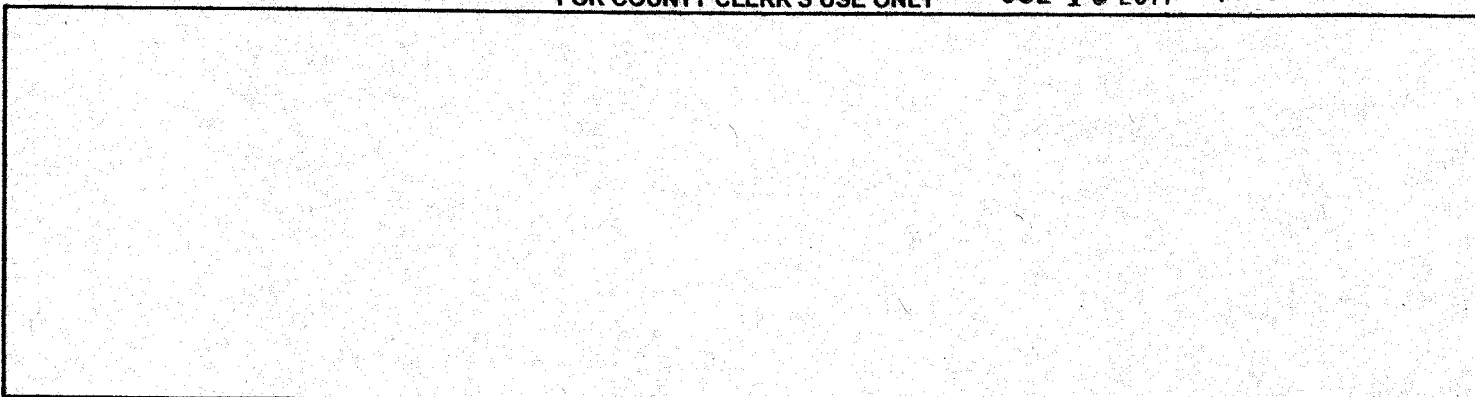
Y:\Planning Case Files-Riverside office\PM36611\Mitigated Negative Declaration.PM36411.docx

Please charge deposit fee case#: ZEA42646 ZCFG6026 \$2,231.25

FOR COUNTY CLERK'S USE ONLY

JUL 15 2014

1-3



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1311138

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: ECOS ENERGY LLC \$50.00
paid by: CK 0548
EA42646
paid towards: CFG06026 CALIF FISH & GAME: DOC FEE
at parcel: 33725 GRAND HEM
appl type: CFG3

By MGARDNER Nov 19, 2013 16:22
posting date Nov 19, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1404986

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

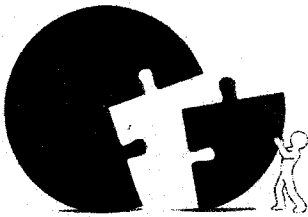
Received from: ECOS ENERGY LLC \$2,181.25
paid by: CK 1344
paid towards: CFG06026 CALIF FISH & GAME: DOC FEE
EA42646
at parcel #: 33725 GRAND HEM
appl type: CFG3

By _____ May 15, 2014 09:55
MGARDNER posting date May 15, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

911B

7/15/2014

DATE: 6/23/14

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE PARCEL MAP NO. 36611

(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 checked="" type="checkbox"/> NO |

No public notice required

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

Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG6026)

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 · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 9, 2014**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 PLOT PLAN NO. 25526 - CEQA Exempt –** Staff report recommended:
Applicant: Carlos Navarro – Third/Third **APPROVAL**
Supervisorial District – Location: Southerly of Staff recommended at hearing:
Mayberry Avenue, easterly of Whittier Avenue, **APPROVAL**
westerly of Thacker Drive, and easterly of Planning Director's Action:
Fairview Avenue - **REQUEST:** The Plot Plan is **APPROVED**
a proposal to permit an existing detached
unpermitted 864 sq. ft. metal garage with
restroom and sink, in addition to the existing
2,871 sq. ft. residence with attached garage on
0.57 Acre. Project Planner: Bahelila Boothe at
(951) 955-8703 or email bboothe@rctlma.org.
(Quasi-judicial)
- 2.2 PLOT PLAN NO. 25532 - CEQA Exempt –** Staff report recommended:
Applicant: L.J. Lewandowski – First/First **APPROVAL**
Supervisorial District – Location: Northerly of
Nance Street, southerly of Burch Street,
westerly of Alexander Street, and easterly of
Elizabeth Street - **REQUEST:** The Plot Plan is
a proposal to permit an existing detached
unpermitted 2,400 sq. ft. metal storage building
in addition to the existing 500 sq. ft. residence
(built 1942) and a 500 sq. ft. 2nd dwelling (built
1962) on 1.87 Acre. Project Planner: Bahelila
Boothe at (951) 955-8703 or email
bboothe@rctlma.org. (Quasi-judicial)
- 2.3 TENTATIVE PARCEL MAP NO. 36611 – Adopt** Staff report recommended:
a Mitigated Negative Declaration – Applicant: **ADOPT A MITIGATED NEGATIVE**
Ecos Energy, LLC – Engineer/Representative: **DECLARATION; TENTATIVELY APPROVE**
Brad Wilson – Third/Third Supervisorial District **THE PARCEL MAP**
– Winchester Zoning Area – Harvest
Valley/Winchester Area Plan – Community
Development: Low Density Residential
(CD:LDR) (½ Acre Minimum) – Location:
Northerly of Mark Trail, southerly of Sycamore
Springs Road, easterly of Lynch Lane, and
westerly of Sage Road – 16.43 Gross Acres –
Zoning: Rural Residential – ½ Acre Minimum (R-
R) – **REQUEST:** The Tentative Parcel Map No.
36611 is a schedule 'H' subdivision of 16.43
gross acres (15.42 net) into 4 parcels, with 1.12-

acre, 2.09-acre, 3.22-acre, and 10-acre parcel sizes. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Quasi-judicial)

2.4 PLOT PLAN NO. 25527 - CEQA Exempt – Applicant: Jeffrey Waldman – Third/Third Supervisorial District – Location: Southerly of Mayberry Avenue, North of Whittier Avenue, and westerly of Lake Street - **REQUEST:** The Plot Plan is a proposal to permit an existing detached unpermitted 930 sq. ft. garage, in addition to the existing 2,804 sq. ft. residence with attached garage on 0.54 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
APPROVED

3.0 SCOPING SESSION

3.1 PLOT PLAN NO. 25183, TENTATIVE PARCEL MAP NO. 33961, REVISED MAP NO. 1, ENVIRONMENTAL IMPACT REPORT NO. 539 – Applicant: Joe Poon, French Valley Airport Center, LLC – Third/Third Supervisorial District – Location: Northerly of Jolyn Road, southerly of Auld Road, easterly of Sky Canyon Drive, and westerly of Leon Road - **REQUEST:** Proposes to develop up to 59 commercial buildings ranging in size from 10,000 sq. ft. to 100,000 sq. ft. with a combined gross floor area of 331,083 sq. ft. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

No one from the public submitted comments.

4.0 PUBLIC COMMENTS:

Agenda Item No.: 2.13
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Larry Ross
Directors Hearing: June 9, 2014

Parcel Map No. 36611
Environmental Assessment No. 42646
Applicant: Ecos Energy
Engineer/Representative: Ecos Energy

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule "H" subdivision of 15.42 acres into four (4) residential parcels ranging in size from 1 acre to 10 acres.

The project is located southerly of Grand Ave, easterly Patterson Ave, and the westerly side of Oxbow Drive.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development – Low Density Residential (1/2 acre minimum lot size)
2. Surrounding General Plan Land Use (Ex. #5): Community Development – Low Density Residential (1/2 acre minimum lot size) to the south, east and west. Rural Community – Estate Density Residential (2 acre minimum lot size) to the north.
3. Existing Zoning (Ex. #2): Rural Residential (RR)
4. Surrounding Zoning (Ex. #2): Rural Residential (RR) to north, west, and east. Mobile Home Subdivision – Rural 2 ½ acre minimum (RTR 2 ½) to the south.
5. Existing Land Use (Ex. #1): Large lot Single Family Residential
6. Surrounding Land Use (Ex. #1): Mixture of large lot Single Family Residential and Vacant
7. Project Data:
Total Acreage: 15.42
Total Proposed Lots: 4
Proposed Min. Lot Size: 1 acre
Schedule: H
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42646**, 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 **Parcel Map No. 36611**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development – Low Density Residential (1/2 acre minimum lot size) on the Harvest Valley/Winchester Area Plan. The project site is within the Highway 79 Policy Area.
2. The proposed use, residential parcels with a minimum of 1 acre parcel size, is permitted use in the Low Density Residential (1/2 acre minimum lot size) designation. Further, with 15.42 acres the possible density yield is 30, 1/2 acre lots. However, the applicant is proposing only 4 lots, ranging between 1 and 10 acres each.
3. The proposed project is located within the Highway 79 Policy area which requires a maximum density of midpoint of the existing designation minus 9%, which would be a maximum of 1.09 dwelling units per acre. The project is proposing .26 dwelling units per acre which is far below the maximum required by the highway 79 policy area.
4. The proposed use, large lot single family residences, is consistent with the Community Development – Low Density Residential (1/2 acre minimum lot size) designation.
5. The project site is surrounded by properties which are designated Community Development – Low Density Residential (1/2 acre minimum lot size) to the south, east and west. The project site has properties designated Rural Community – Estate Density Residential (2 acre minimum lot size) to the north.
6. The zoning for the subject site is Rural Residential (RR).
7. The proposed use, large lot single family residential, is consistent with the development standards set forth in the Rural Residential (RR) zone.
8. The project site is surrounded by properties which are zoned Rural Residential (RR) to north, west, and east and Mobile Home Subdivision – Rural 2 1/2 acre minimum (RTR 2 1/2) to the south.
9. Large lot single family residences have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This land division is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
12. Environmental Assessment No. 42646 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology / Water Quality
 - d. Recreation
 - e. Transportation / Traffic

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.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development – Low Density Residential (1/2 acre minimum lot size) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (RR) 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 H 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).

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. The city of sphere of influence;
 - b. A 100-year flood plain, or dam inundation area; or
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The boundaries of the Highway 79 Policy Area;
 - b. The Salt Creek Channel area drainage plan
 - c. The Valley Wide Recreation and Parks District; and,
 - d. The Stephens Kangaroo Rat Fee Area
4. The subject site is currently designated as Assessor's Parcel Number 463-040-018.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42646
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36611
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Larry Ross
Telephone Number: (951) 955-9294
Applicant's Name: Brad Wilson
Applicant's Address: Ecos Energy, LLC, 222 South 9th Street, Suite 1600, Minneapolis, MN 55402
Engineer's Name: Ecos Energy
Engineer's Address: 222 South 9th Street, Suite 1600, Minneapolis, MN 55402

I. PROJECT INFORMATION

A. Project Description:

The Tentative Parcel Map is a Schedule "H" subdivision of 15.42 acres into four (4) residential parcels ranging in size from 1 acre to 10 acres.

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

C. Total Project Area: 15.42 Gross Acres

Residential Acres: 15.42	Lots: 4	Units:	Projected No. of Residents: 10
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: N/A			

D. Assessor's Parcel No(s): 463-040-018

E. Street References: Southerly of Grand Ave, easterly Patterson Ave, and the westerly side of Oxbow Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 West, Section 27

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is an existing 15.42-acre (gross) parcel. The site is currently flat and open and is being used for pasture/grazing purposes. There is an existing residence at the northwestern corner of the property. The project is located in a rural portion of unincorporated Riverside County. The project site is surrounded on all sides by rural residential development on large lots. Much of the land immediately adjoining the project site is undeveloped. A right-of-way for the Santa Fe railroad is located directly south of the project site. The community of Winchester is located approximately one-half mile west of the project site. Diamond Valley Lake is located approximately 1.5 miles southeast of the site. The nearest school is Winchester Elementary School, located approximately 0.8 mile southwest of the site. The nearest airport, Ryan Field, a public use airport, is approximately 2.7 miles northeast of the project site in the City of Hemet.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The land use designation at the proposed project site is Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum). The proposed project is located within the Highway 79 Policy area which requires a maximum density of midpoint of the existing designation minus 9%. The proposed project meets the requirements of this Policy Area and all other applicable policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all 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 within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project 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): Harvest Valley/Winchester

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Low Density Residential (1/2 acre minimum)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded to the east, west and south by properties which are designated Community Development: Low Density Residential (1/2 acre minimum), and Rural Community: Estate Density Residential (2 acre minimum). The project site is completely surrounded by the Highway 79 policy area.

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Residential Agricultural – 5 Acre Minimum (R-A-5)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential – (R-R) to the north, east, and west and Mobile Home Subdivision – Rural 2 ½ acre minimum (R-T-R 2 1/2) to the south.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

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

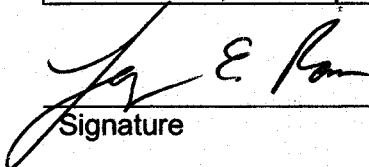
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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 29, 2014

Date

Larry Ross, Principal Planner

Printed Name

For Juan C. Perez, Interim 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.
- b) The Harvest Valley/Winchester Area Plan, which encompasses the project site, identifies unique features in the area. Most of the features identified in the area plan are located distant from the project site and would not be affected by project implementation. The nearest such feature is the Diamond Valley Lake, which is located approximately 1.5 miles southeast of the project site. Double Butte is located approximately 1.5 miles northwest of the site.

The project site is located in a topographically flat area characterized by rural development. Development of the project site would not affect views of scenic resources in the project vicinity as Diamond Valley Lake is not visible from locations to the north of the project site and views of Double Butte is not visible from locations to the south of the project site. Therefore, the proposed project will not result in the creation of an aesthetically offensive site open to public view. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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

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

Findings of Fact:

a) The project site is located 27.22 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance No. 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.23) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcels created by this tentative map could ultimately be developed with residential units similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels, and impacts would be less than significant.

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?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The entire project site is designated as Farmland of Local Importance on the most recent map prepared by the California Department of Conservation's Farmland Mapping and Monitoring Program. Therefore, the project would convert 15.42 acres of Farmland of Local Importance to nonagricultural use. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would be affected by project implementation. Riverside County currently includes 229,877 acres of land designated as Farmland of Local Importance. The loss of 15.42 acres would not substantially reduce the amount of such farmland available in the County. Impacts would be less than significant.
- b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- 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"/>

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

The project is consistent with the General Plan and the Harvest Valley/ Winchester Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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,

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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

Source: GIS database, WRCMSHCP, *Habitat Assessment for the ECOS Diamond Valley Project*, conducted by Brian F. Smith & Associates, May 2013

Findings of Fact:

a) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area or Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Therefore, there is no significant impact.

b-c) The habitats within the project site have limited potential to support the following special status species: Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. These species were not observed on-site and the potential for occurrence is low due to the disturbed nature of the project site and vicinity. One special-status wildlife species, western burrowing owl, has the potential to occur on site. Construction related impacts that disturb subsurface burrows would be potentially significant without mitigation. The Environmental Programs Division has condition the project for a burrowing owl survey prior to grading permit issuance to prevent impacts to subsurface burrows. Therefore, the impact is less than significant with mitigation.

Suitable nesting habitat for ground nesting birds is present on the site. Thus, bird species protected under the federal Migratory Bird Treaty Act (MBTA – 16 United State Code Section 703-711) could be adversely affected. The following bird (and raptor) species were observed within the project site during the field survey: Anna's hummingbird (*Calypte anna*), western meadowlark (*Sturnella neglecta*), mourning dove (*Zenaida macroura*), western kingbird (*Tyrannus verticalis*), house finch (*Haemorhous mexicanus*), American crow (*Corvus brachyrhynchos*), turkey vultures (*Cathartes aura*), and red-tailed hawk (*Buteo jamaicensis*). No nests were observed on site; however, nesting birds could be impacted if ground disturbing activities occur during the nesting season, which is typically February 15 through September 15. The proposed project could result in potentially significant impacts unless mitigation is incorporated. The Environmental Programs Division has condition the project for a nesting bird survey prior to grading permit issuance to prevent impacts to nesting birds. Therefore, the impact is less than significant with mitigation.

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. Therefore, there is no significant impact.

e-f) The project site has been disturbed during prior agricultural activity and does not contain any sensitive natural communities (Brian F. Smith & Associates, 2013). Based on a review of maps and site surveys, the project site does not contain any riparian vegetation or protected wetland areas. Because such resources are not present on the project site, **no impact** to these resources is expected to result from project implementation. Therefore, there is no significant impact.

g) The project site does not contain any trees; therefore, implementation would not conflict with County policies regarding tree preservation. The project site is located within the Western Riverside MSHCP, but is not located within the MSHCP Conservation Area (Brian F. Smith & Associates 2013). Therefore, there is no significant impact.

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

Mitigation: A burrowing owl survey will be required prior to grading permit issuance (COA 60.EPD.1) and nesting bird survey is required prior to grading permit issuance (COA 60.EPD.2)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

CULTURAL RESOURCES Would the project

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

Source: Project Application Materials, County Archaeologist Review, PDA No. 4851R1

Findings of Fact:

a-b) The project site has been previously graded and farmed. The project does not propose the demolishing of historic structures. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying historic resources is less than significant. PDA No. 4851R1 concluded that no prehistoric or historic sites are present within the boundaries of the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, County Archaeologist Review, PDA 4851

Findings of Fact:

a-b) County Archaeological Report (PDA) No. 4851 submitted for this project (CZ07813, CUP03698, PUP00921, PM36611a.1) was prepared by Jennifer R. Kraft and Brian F. Smith of Brian F. Smith and Associates, Inc. and is entitled: "Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester, County of Riverside", dated April 28, 2014.

PDA No. 4851R1 recommends that based on the moderate density of cultural resources surrounding the project, there is a potential that buried archaeological deposits are present within the project boundaries. Cultural resource monitoring is recommended as a mitigation requirement. (COA 60.PLANNING 019) Therefore, the project is less than significant with mitigation incorporated.

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

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.17) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: An Archeological Monitor shall be present during grading activities (COA 60.PLANNING 019).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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", County Geologist Review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a high potential for paleontological resources. A Paleontologist shall be retained to develop a plan to monitor any ground disturbing activities. (COA 60.PLANNING.1) Therefore, the project is less than significant with mitigation incorporated.

Mitigation: A Paleontologist shall be retained to develop a plan to monitor any ground disturbing activities. (COA 60.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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?

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

Findings of Fact:

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

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

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", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS Database, no potential for liquefaction exists for the site. Therefore, there is no significant impact.

Mitigation: No mitigation measures 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), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

The subject property is relatively flat and therefore not subject to landslide risk. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

Findings of Fact:

a) According to GIS Database, the site not located in a subsidence area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-b) The project site is relatively flat with a gentle slope towards the west. No change in topography or cut/fill slopes are proposed. Therefore, there are no impacts.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

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

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

c) Parcel 1 of Parcel Map 36611 (PM 36611) has an existing single family residence (SFR) with its own dedicated Onsite Wastewater Treatment System (OWTS). Parcel 2, 3, and 4 are vacant lands. The Department of Environmental Health (DEH) will accept the proposed use of OWTS for Parcels 2 through 4 based on EarthStrata Soils Percolation Report Project No. 13363-11A dated August 28, 2013, as well as, for Parcel 4 based on RCH Engineering, Inc. Soils Percolation Report Project No. 1307-6033-P dated July 31, 2014 (COA 10.E HEALTH 004). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the project will have less than significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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
--	--------------------------------	--	------------------------------	-----------

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 site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 4 residential parcels ranging in size from 1 acre to 10 acres with one parcel already occupied with a house. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed

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

by this project would not exceed 4 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOAs model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing green house gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

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.

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	<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
--------------------------------	--	------------------------------	-----------

residences are intermixed with wildlands?

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

Findings of Fact:

a) The project is not located within a hazardous fire area. The Fire Department has issued typical conditions of approval that are required by the building code. These conditions are not considered mitigation measures for CEQA purposes. The project site and surrounding properties are agricultural lands or large lot residential. There are no wildlands in the vicinity of the project. Therefore the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

mental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

Parcel Map 36611 is a proposal to subdivide an approximately 15.42-acre site into 4 lots. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. This property is Parcel 1 of Parcel Map 11417. There is an existing home on Parcel 1. The District's conditions of approval for Parcel Map 11417 recommended that because the site is subject to sheet flow flooding, all new dwelling units shall be elevated 18-inches above the adjacent ground. Since no major drainage infrastructure has been constructed in this area and any drainage facilities that exist in the area are minimal, the site continues to be subject to sheet flow flooding. Therefore, until drainage infrastructure is constructed to remove this flood hazard, all new structures shall be elevated 18-inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on a permanent foundation.

The site is located within the District's Winchester Master Drainage Plan (MDP). Line C is one of the facilities included in the Winchester MDP. This facility is proposed along the southerly boundary of the site. The District has determined that the necessary right of way required is a 54.50-foot wide strip along the south property line of proposed Parcel 4. While the construction of this facility is not required at this time, to allow for the construction of this facility, the right of way for this facility shall be dedicated to the public for drainage purposes prior to recordation of the final map and the issuance of grading or building permits. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

- a) The proposed 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. Therefore, there will be a less than significant impact.
- b) The project will not violate any water quality standards or waste discharge requirements. Therefore, there will be a less than significant impact.
- c) The project will be served by piped water and will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore there will be no impact.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.
- e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

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

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will include new stormwater Treatment Control Best Management Practices (BMPs), there are two stormwater infiltration basins proposed, one the south side of Oxbow drive and the second across the southern portion of the site running parallel to the railroad right of way. The operation of which will not result in significant environmental effects due to the size and depth of these BMPs. The BMPs are mitigation, and therefore the impact is less than significant with mitigation.

Mitigation: The project has been conditioned for both drainage easements and stormwater BMPs.

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

Parcel Map 36611 is a proposal to subdivide an approximately 15.42-acre site into 4 lots. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. This property is Parcel 1 of Parcel

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

Map 11417. There is an existing home on Parcel 1. The District's conditions of approval for Parcel Map 11417 recommended that because the site is subject to sheet flow flooding, all new dwelling units shall be elevated 18-inches above the adjacent ground. Since no major drainage infrastructure has been constructed in this area and any drainage facilities that exist in the area are minimal, the site continues to be subject to sheet flow flooding. Therefore, until drainage infrastructure is constructed to remove this flood hazard, all new structures shall be elevated 18-inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on a permanent foundation.

The site is located within the District's Winchester Master Drainage Plan (MDP). Line C is one of the facilities included in the Winchester MDP. This facility is proposed along the southerly boundary of the site. The District has determined that the necessary right of way required is a 54.50-foot wide strip along the south property line of proposed Parcel 4. While the construction of this facility is not required at this time, to allow for the construction of this facility, the right of way for this facility shall be dedicated to the public for drainage purposes prior to recordation of the final map and the issuance of grading or building permits. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will have no significant impact.
- b) There will be changes in absorption rates and the rate and amount of surface runoff as a result of the project on site, but with the storm water BMPs there will be a net reduction of surface runoff in most years, and a continuation of the existing condition in a year of heavy rainfall. The BMPs are mitigation, and therefore the impact is less than significant with mitigation.
- 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). The project will have no significant impact.
- d) The project will not cause changes in the amount of surface water in any water body. The project will have no significant impact.

Mitigation: The project has been conditioned for both drainage easements and stormwater BMPs.

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

LAND USE/PLANNING Would the project

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

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

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

Findings of Fact:

a) The Tentative Parcel Map is a subdivision of 15.42 acres into four (4) residential parcels ranging in size from 1 acre to 10 acres. The existing General Plan Land Use Designation and the existing zoning classification, Rural Residential are intended for residential uses. Therefore, the proposed project will not alter the planned land use at the site. No impacts are anticipated.

b) The project is not located within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no significant impact.

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 proposed project is currently zoned Rural Residential (R-R). The development, subdivision of 15.42 acres into four (4) residential parcels ranging in size from 1 acre to 10 acres, is consistent with the standards for the zone. The project will have no significant impact.

b) The site is surrounded by land which is zoned Rural Residential (R-R) to the north, east, and west and Mobile Home Subdivision – Rural 2 ½ acre minimum (R-T-R-2 1/2) to the south. All of which are residential zones. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) Vacant land and single family residences exist within the vicinity of the project. The project proposes residential uses which are compatible with the current land uses in the area.

d) The project is in the Community Development Foundation Component of the Riverside County General Plan and has a General Plan Designation of Low Density Residential (LDR). The LDR designation requires a 1/2 acre minimum lot size. The smallest parcel in the project is one acre, therefore the project is compatible with the LDR designation. The proposed project is also located

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

within the Highway 79 Policy area which requires a maximum density of midpoint of the existing designation minus 9%, which would be a maximum of 1.09 dwelling units per acre. The project is proposing .26 dwelling units per acre which is far below the maximum required by the highway 79 policy area. The proposed project is consistent with the land use policy of the General Plan in the Harvest Valley/Winchester Area Plan.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

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

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 area to excessive noise levels?

NA A B C D

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

NA A B C D

Source: Riverside County General Plan 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.

b) The project is not located within the vicinity of a private airstrip 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

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

Findings of Fact: The project site is located adjacent to a rail line. The project site, however, is not adjacent to a railway hub, and is only subject intermittent or occasional rail traffic. Considering the

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

frequency of the rail traffic and large lots proposed, no significant 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately 700 feet from highway 79. However, the project proposes the creation of four (4) residential parcels which are similar to the neighboring properties. Some road noise will be audible from the site but it would not contribute a significant amount of noise to the project. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

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:

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

- a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on one of the parcels, no displacement of existing housing will occur.
- b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.
- d) The site is not located in a County Redevelopment Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in the area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

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

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and 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 sheriff services. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Murrieta Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

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

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. 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

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.
- c) The project site is not located within a C.S.A. The project is within the Valley Wide Recreation and Park District and has been conditioned for Quimby fees(COA 90.PLANNING.4). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan, Figure C-7

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

Findings of Fact: The proposed project has been conditioned to have a trail. (COA 10.PARKS.1) The trail shall comply with transportation standard No. 405 which provides a 26 foot parkway and within that parkway a 10 foot multipurpose trail. This is part of a dedication of right of way to the Transportation department. Construction of the half width of road will occur prior to map recordation. Impacts are considered less than significant with mitigation.

Mitigation: Construction of a 10 foot recreational trail along Grand Ave. (COA 10.PARKS.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: Riverside County General Plan

Findings of Fact:

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

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has incorporated a multipurpose trail into its design. The design is consistent with Riverside County Parks and Transportation requirements. The trail shall comply with transportation standard No. 405 which provides a 26 foot parkway and within that parkway a 10 foot multipurpose trail. This is part of a dedication of right of way to the Transportation department. Construction of the half width of road will occur prior to map recordation. Impacts are considered less than significant with mitigation.

Mitigation: Construction of a 10 foot recreational trail along Grand Ave. (COA 10.PARKS.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by the Eastern Municipal Water District (EMWD) with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). Parcel 1 of Parcel Map 36611 (PM 36611) has an existing single family residence (SFR) with its own dedicated Onsite Wastewater Treatment System (OWTS). Parcel 2, 3, and 4 are vacant lands. The Department of Environmental Health (DEH) will accept the proposed use of OWTS for Parcels 2 through 4 based on EarthStrata Soils Percolation Report Project No. 13363-11A dated August 28, 2013, as well as, for

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

Parcel 4 based on RCH Engineering, Inc. Soils Percolation Report Project No. 1307-6033-P dated July 31, 2014 (COA 10.E HEALTH 004). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the project will have less than significant impact.

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) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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:

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

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

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?

Source: Staff review

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

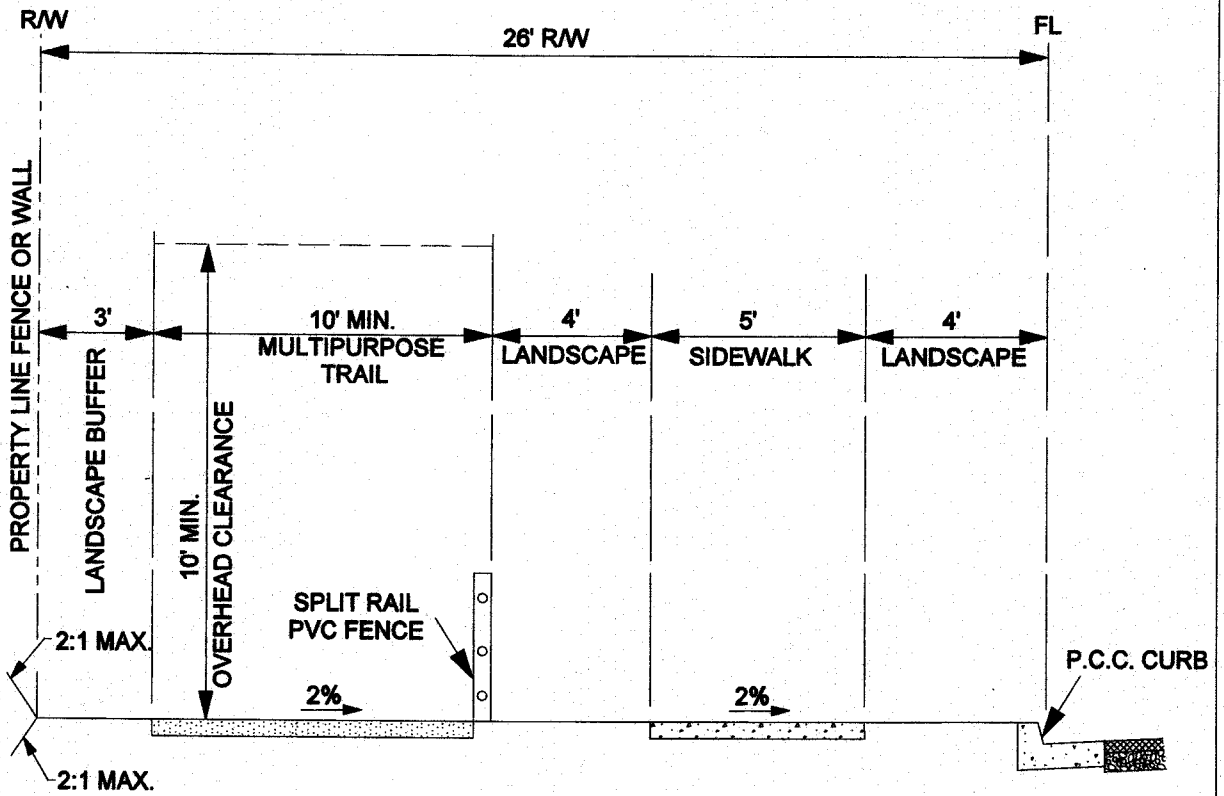
Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

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.

Revised: 5/13/2014 8:42 AM
EA.PM36411



NOTE:

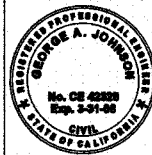
1. OMIT FENCE WITHIN SIGHT DISTANCE RESTRICTED USE AREAS.

NOT TO SCALE

APPROVED BY:

George A. Johnson
 DIRECTOR OF TRANSPORTATION
 GEORGE A. JOHNSON, RCE 42328

DATE: 05/01/07

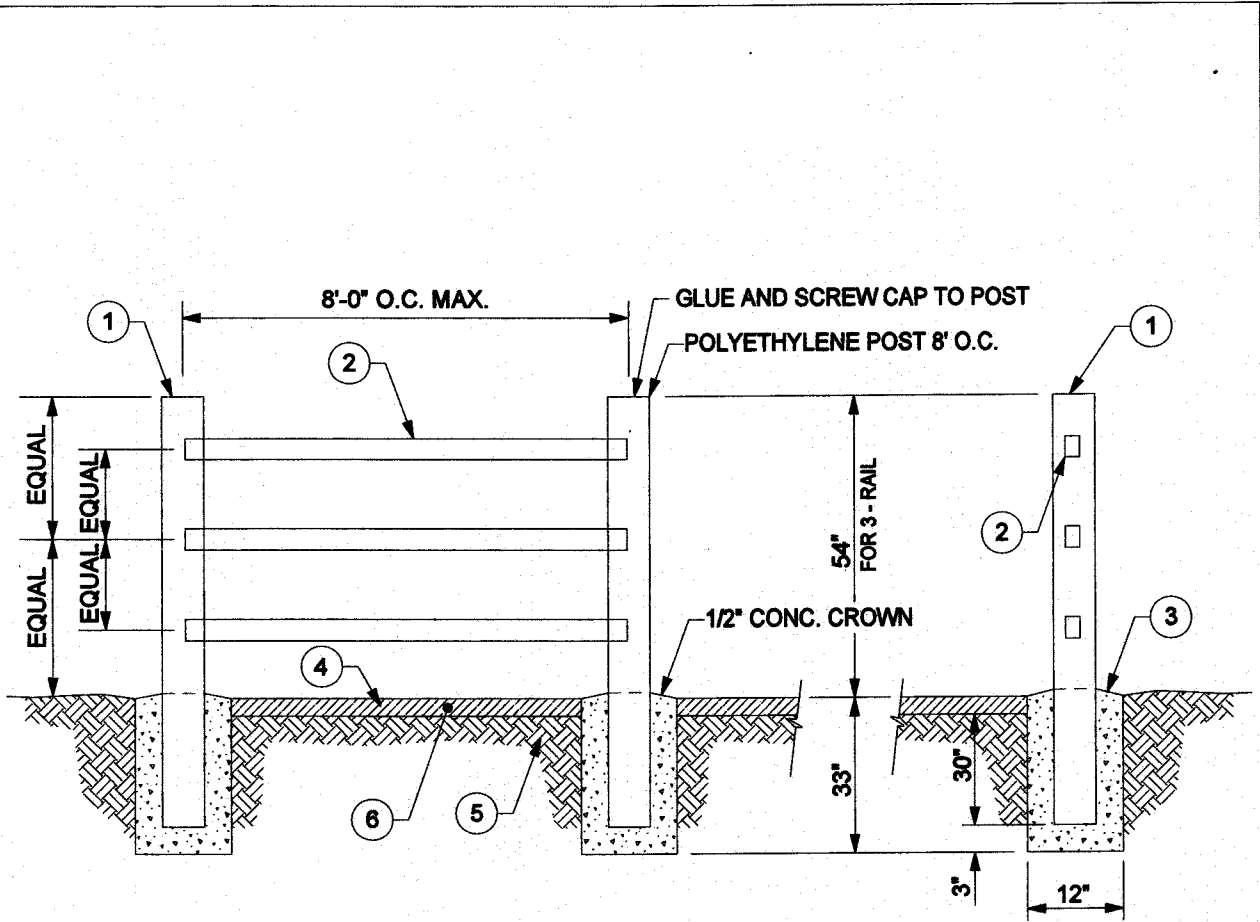


COUNTY OF RIVERSIDE

MULTIPURPOSE TRAIL

REVISIONS	REV.	BY:	APR'D	DATE	REV.	BY:	APR'D	DATE
2-00, 11-04	1				4			
	2				5			
	3				6			

STANDARD NO. 405 (1 of 2)




NOT TO SCALE

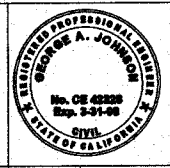
LEGEND:

1. 6 INCH SQUARE PVC POST WITH CAP @ 8'-0" O.C. MAXIMUM EMBED INTO FOOTING 30" MIN. CAPS TO BE SECURELY ATTACHED TO POSTS WITH GLUE AND SCREWS ON FOUR SIDES.
2. 2" X 6" NOMINAL PVC RAILS ATTACHED TO POST. ROUTE RAIL SLOTS ON POST AS REQ'D. TO ALLOW FOR ELEVATION CHANGES BETWEEN POST-TYPICAL. (2 RAIL FENCING ALLOWED ON A PROJECT SPECIFIC BASIS.
3. 12 INCH DIA. 33 INCH DEEP CONCRETE FOOTING.
4. FINISH GRADE.
5. COMPACTED PER SOIL ENGINEER'S REPORT. STERILIZE SOIL UNDER TRAIL SECTION AS REQUIRED.
6. 6 INCH THICK LAYER OF DECOMPOSED GRANITE. INSTALL THREE 2 INCH DEEP EQUAL LIFTS. WATER IN AND COMPACT EACH LIFT PER 'STABILIZER' SPECIFICATIONS.
7. PVC POSTS AND RAILS TO BE WHITE OR AS APPROVED BY TRANSPORTATION DEPARTMENT.

NOTE:

1. OMIT FENCE WITHIN SIGHT DISTANCE RESTRICTED USE AREAS.

APPROVED BY:

 DATE: 05/01/07
 DIRECTOR OF TRANSPORTATION
 GEORGE A. JOHNSON, RCE 42328

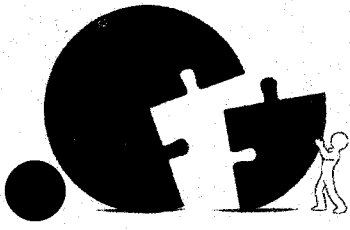


COUNTY OF RIVERSIDE

MULTIPURPOSE TRAIL

REVISIONS	REV.	BY:	APR'D	DATE	REV.	BY:	APR'D	DATE
	1				4			
	2				5			
	3				6			

STANDARD NO. 405 (2 of 2)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez,
Interim Director

Memorandum

DATE: June 9, 2014

TO: Planning Director's Hearing Officer

FROM: Larry Ross, Principal Planner

RE: Correspondence regarding agenda item 2.3

One letter received dated June 5, 2014, from Winchester Town Association, stating they have no opposition to the tentative parcel map.

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

Winchester Town Association

P. O. Box 122
Winchester, CA 92596

June 5, 2014

Attn: Mr. Larry Ross
Riverside County Planning Dept.
PO Box 1409
Riverside, CA 92502-1409

Re: Tentative Parcel Map No. 36611

Dear Mr. Ross,

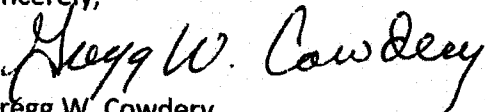
The Winchester Town Association (WTA) received the notice of Riverside County Director's Hearing to be held on June 9, 2014 for the above project.

The WTA's Land Use Committee has met with the project proponent. The project proponent (Ecos Energy) provided an overview of the parcel map project. We suggested that they reach out to the neighboring property owners as well. Additionally, they presented the proposed parcel map at the WTA's Executive Board meeting on February 11, 2014 and the Winchester Homeland MAC on May 8, 2014.

We have no objection to the Parcel Map as the proposal fits within the Rural Residential Zoning on the County's General Plan.

We appreciate the opportunity to comment. We would like the opportunity to further comment when Ecos Energy moves it's CUP forward. Please continue to keep us informed.

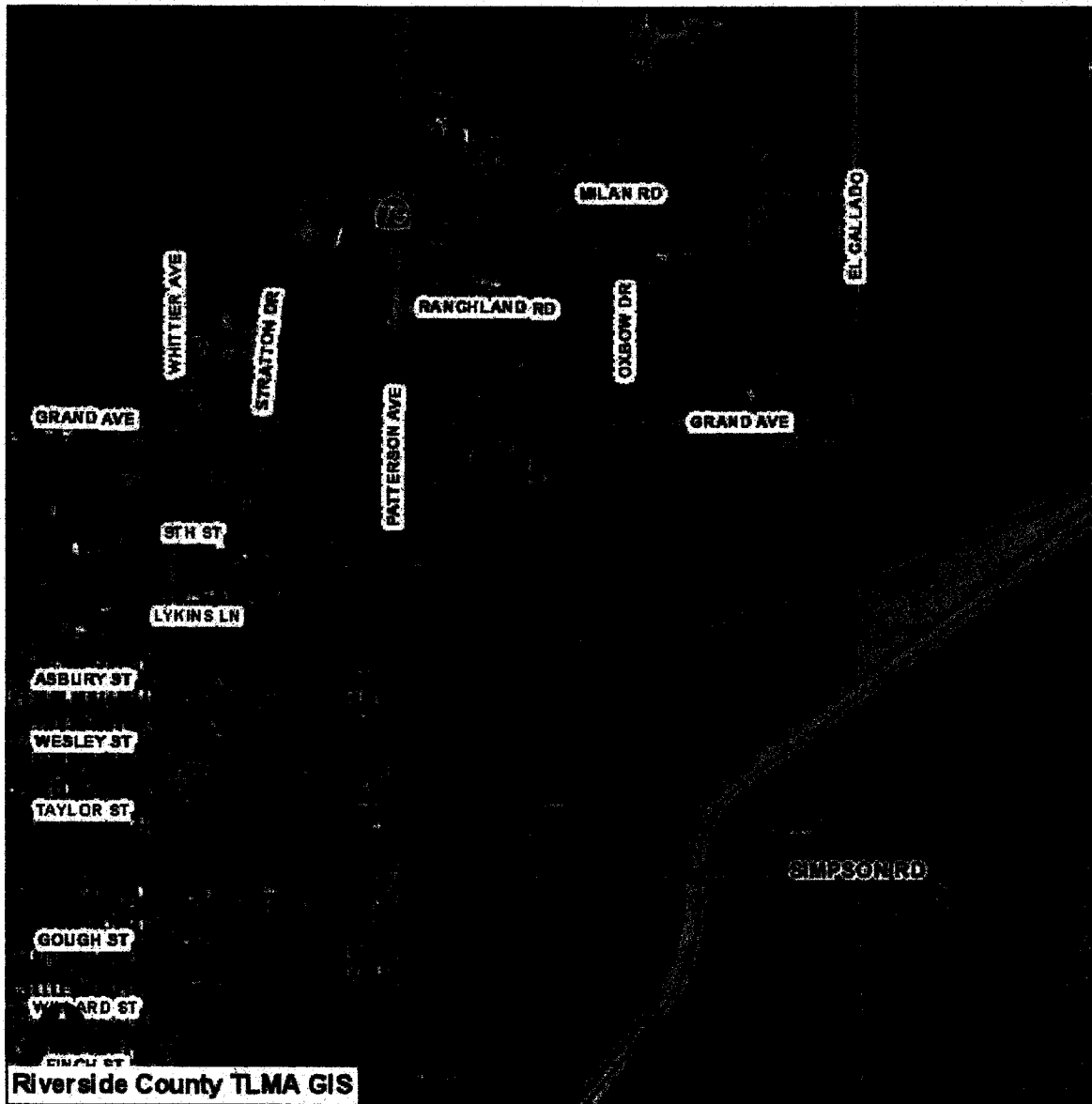
Sincerely,



Gregg W. Cowdery
President

Winchester Town Association

Vicinity Map



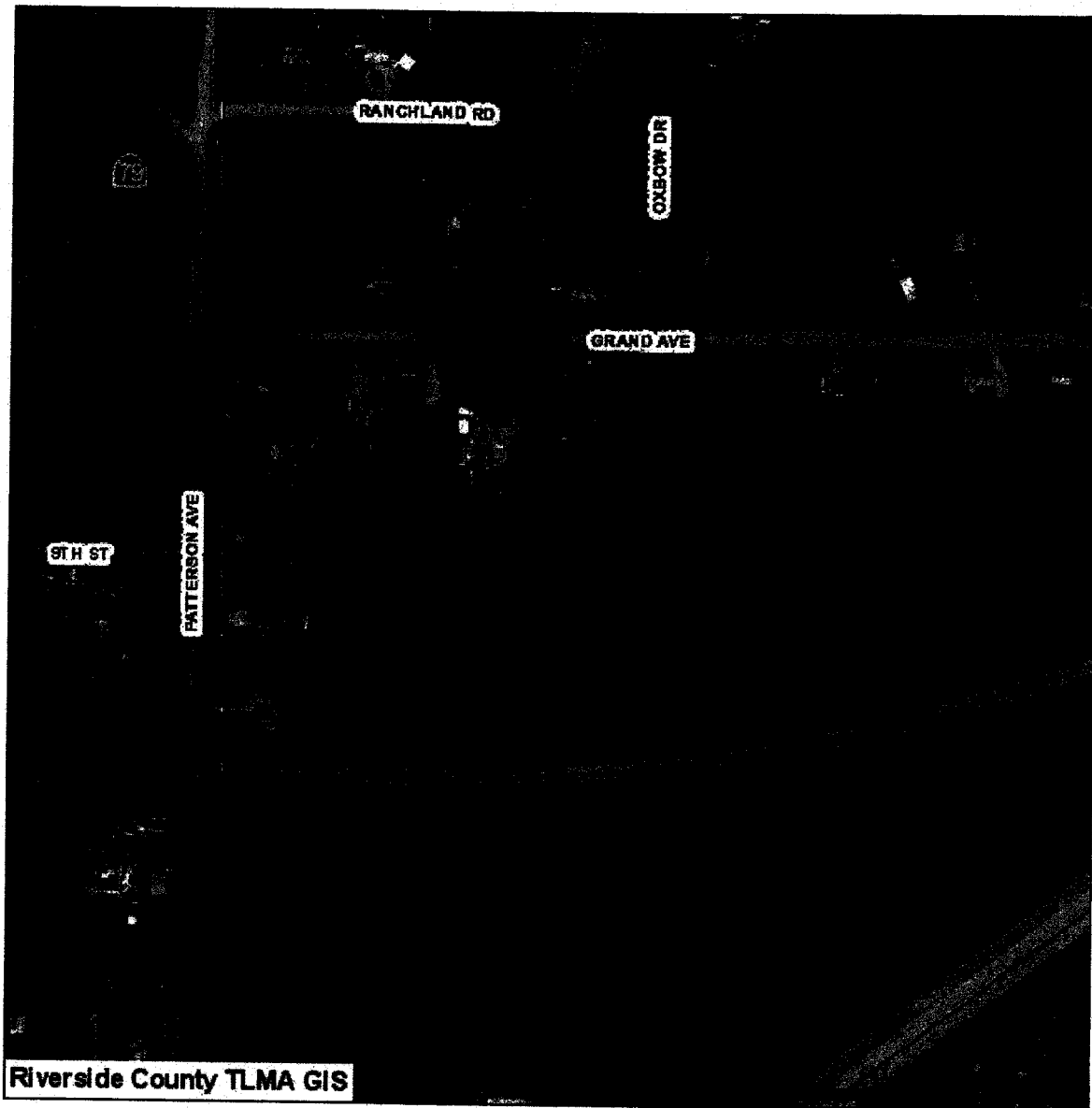
IMPORTANT

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.

REPORT PRINTED ON...Tue May 13 10:02:12 2014

Version 131127

Exhibit #1 Land Use



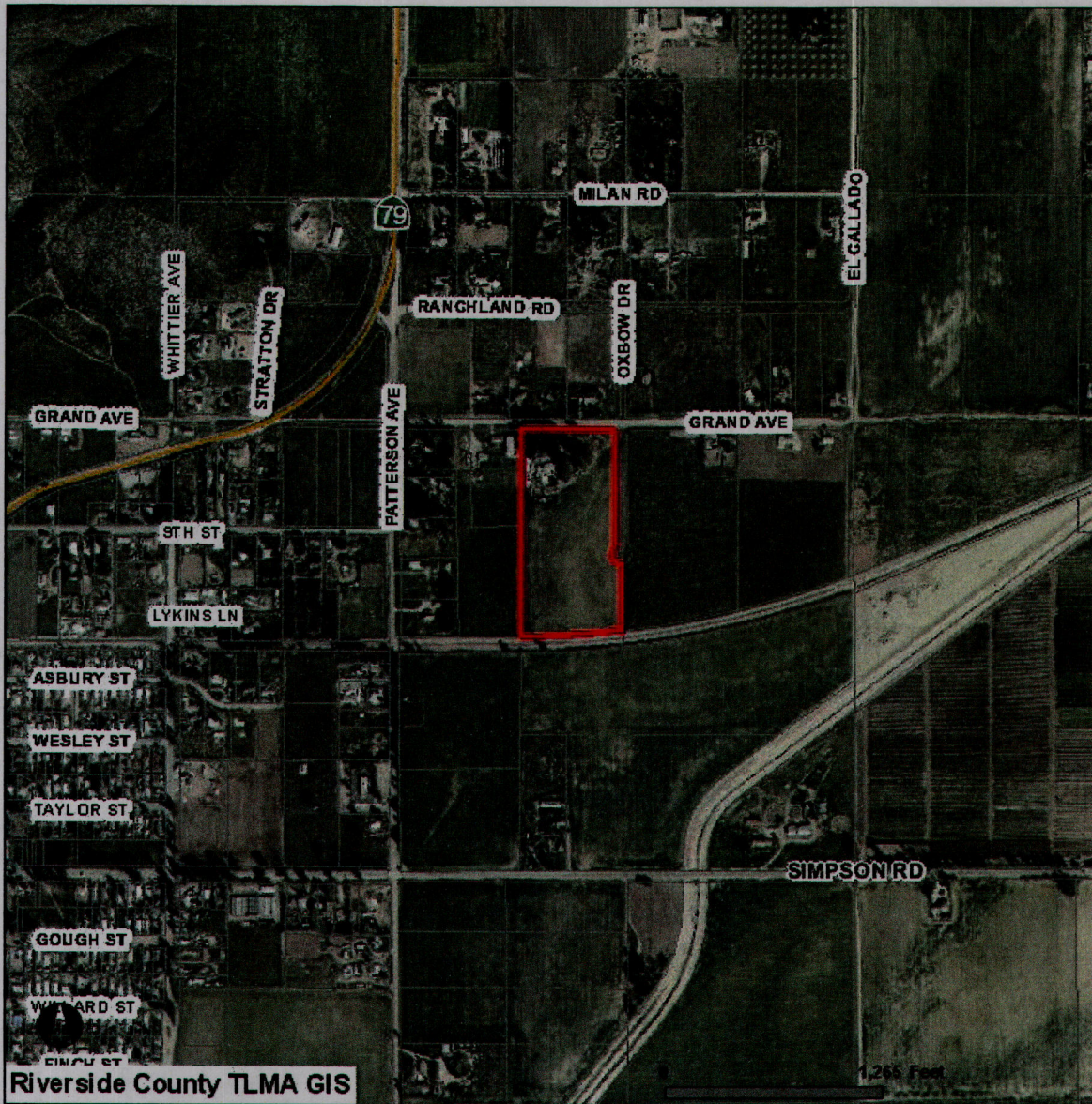
IMPORTANT

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.

REPORT PRINTED ON...Mon May 12 15:41:04 2014

Version 131127

Vicinity Map



IMPORTANT

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.

REPORT PRINTED ON...Tue May 13 10:02:12 2014

Version 131127

Exhibit #1 Land Use



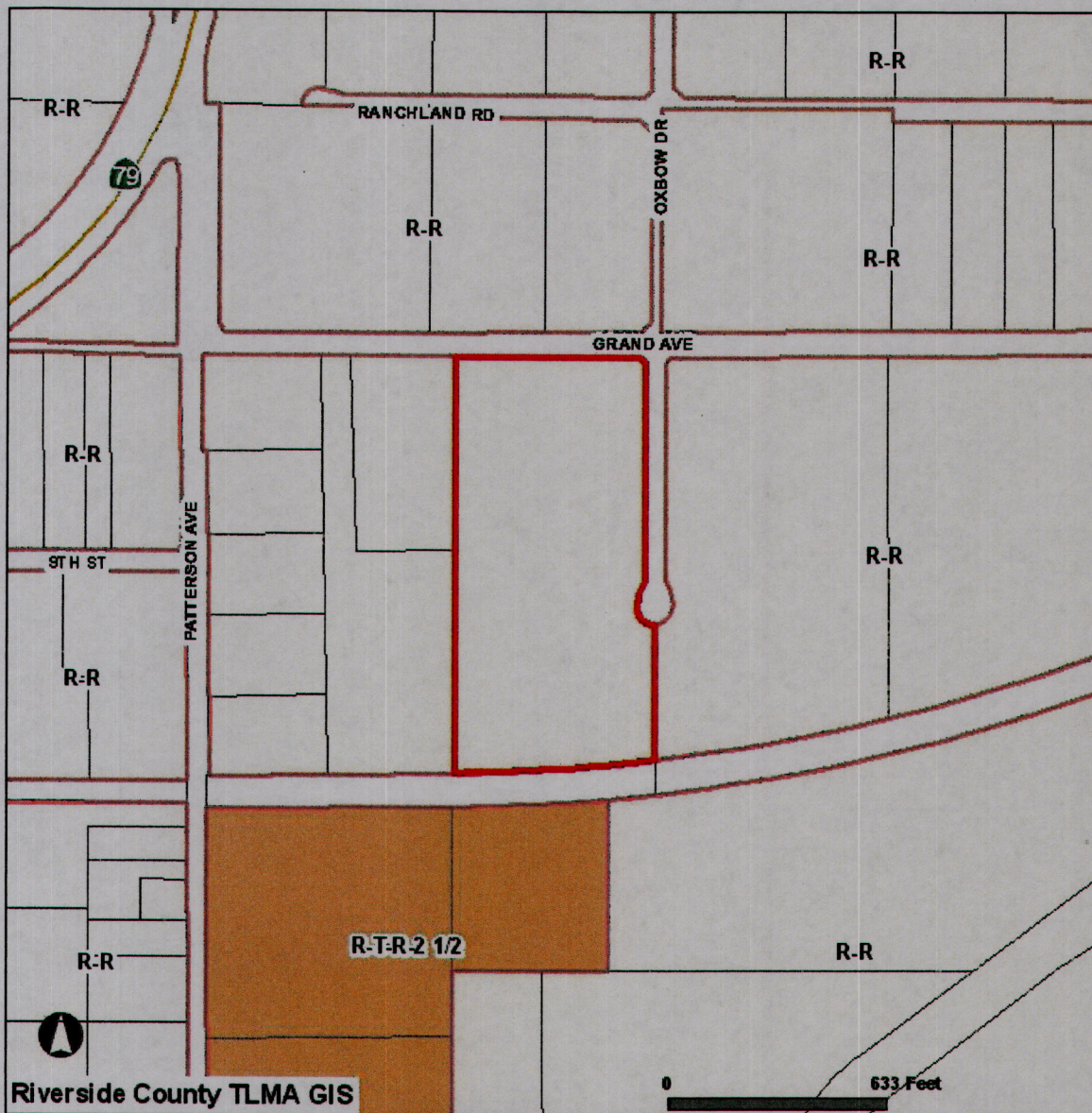
IMPORTANT

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.

REPORT PRINTED ON...Mon May 12 15:41:04 2014

Version 131127

Exhibit #2 Zoning



IMPORTANT

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.

REPORT PRINTED ON...Mon May 12 15:37:24 2014

Version 131127

Exhibit #5 General Plan



Riverside County TLMA GIS

IMPORTANT

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.

REPORT PRINTED ON...Mon May 12 15:38:46 2014

Version 131127

TENTATIVE PARCEL MAP No. 36611 SCHEDULE 7^{1/2}

DATE: OCTOBER 2013

PREPARED FOR: APPLICANT
 ECOS ENERGY LTD
 417N. BRAD WILSON
 222 S. 9TH STREET, SUITE 1800
 ANNE ARBOR, MI 48102
 (734) 769-3800
 (734) 769-3801 FAX
 contact@ecosenergy.com

PREPARED BY: ACTION SURVEYS
 1040 MAIN STREET, STE 102
 RIVERSIDE, CA 92501
 (951) 508-0188
 (951) 508-0189 FAX
 contact@action-surveys.com

EVERETT B. DOWNERSON, TRUSTEE OF
 P.O. BOX 285
 WINDHURST, CA 92386
 (951) 928-1342

PROPERTY ADDRESS: 33729 GRAND AVENUE, HEWLET, CA 92545

ASSESSOR'S PARCEL NO.: 463-040-018

LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP 11417 PER P.M. 62/68

NUMBER OF PARCELS: 4

ACRES: 16.43 ACRES GROSS, 14.98 ACRES NET

EXISTING ZONING & LAND USE: R-R, LDR

PROPOSED ZONING: LIGHT AGRICULTURE (A-1)

UTILITIES:
 ELECTRIC - SOUTHERN CALIFORNIA Edison
 GAS - THE GAS COMPANY
 WATER - EASTERN MUNICIPAL WATER DISTRICT
 SEWER - INDIVIDUAL SEPTIC
 TELEPHONE - VERIZON
 TELEVISION - TIME WARNER CABLE

SCHOOL DISTRICT: HEWLET UNIFIED SCHOOL DISTRICT

1) THE PROJECT IS NOT WITHIN A SPECIFIC PLAN.

2) THE PROJECT LOCATED WITHIN CSA 144 AND CSA 152.

3) LOTS "A" THROUGH "E" ARE TO BE DEDICATED FOR PUBLIC USE.

4) THE LAND HAS A HIGH TO MODERATE LIQUEFACTION POTENTIAL. A SPECIAL STUDY FOR SUBSISTENCE. THE LAND IS NOT WITHIN A SPECIAL STUDY FOR SUBSISTENCE.

5) THE LAND IS WITHIN ZONE "X" PER NEP FLOOD INSURANCE RATE. THE LAND HAS A HIGH TO MODERATE LIQUEFACTION POTENTIAL AND IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

6) THE PROJECT IS NOT WITHIN A ROAD AND BRIDGE DISTRICT.

7) ALL EXISTING STRUCTURES AND FENCES ARE TO REMAIN.

8) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

9) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

10) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

11) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

12) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

13) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

14) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

15) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

16) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

17) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

18) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

19) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

20) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

21) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

22) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

23) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

24) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

25) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

26) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

27) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

28) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

29) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

30) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

31) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

32) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

33) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

34) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

35) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

36) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

37) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

38) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

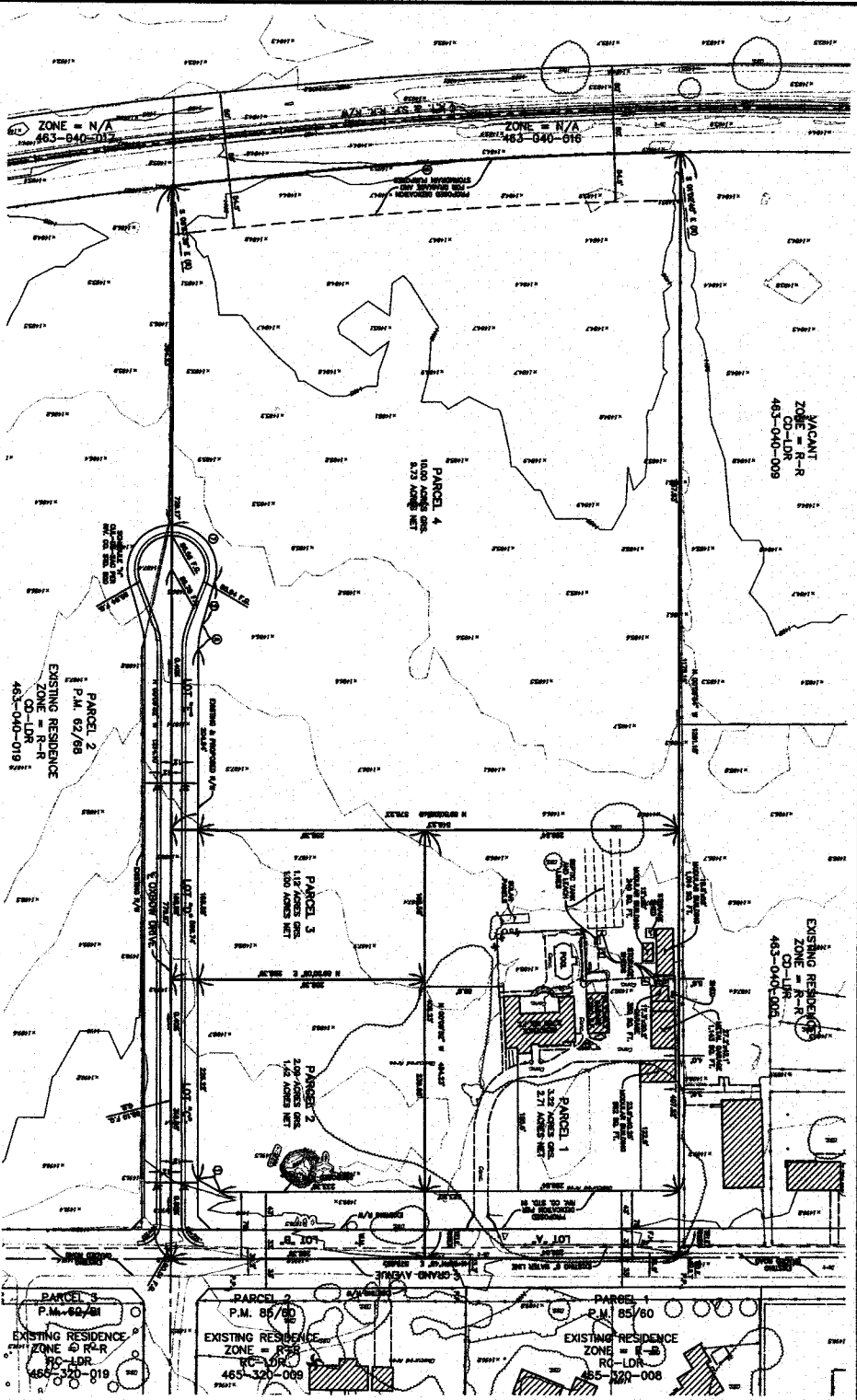
39) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

40) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

41) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

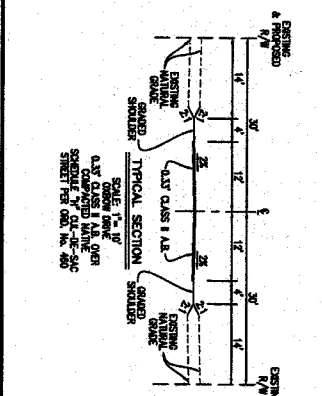
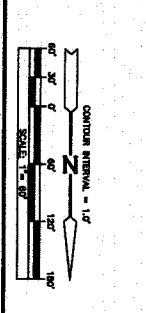
42) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

43) THERE ARE NO PROPOSED PAVES ON DRIVEWAYS ALTHOUGH ROAD IMPROVEMENTS WILL BE INSTALLED ON OSBORN DRIVE.

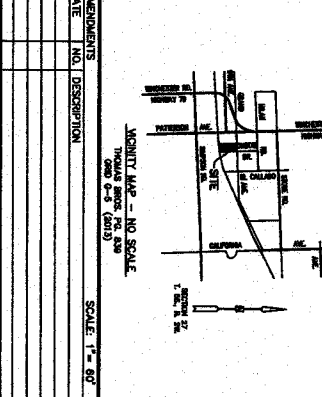


LINE DATA

SYMBOL	DESCRIPTION
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING RIGHT-OF-WAY
(Symbol)	PROPOSED RIGHT-OF-WAY
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE



TOPOGRAPHY SOURCE:
 N/A
 DATE: 08/13/13
 SCALE: 1" = 60'



MONITOR MAP - NO SCALE
 SCALE: 1" = 60'

ESSENTIAL NOTES
 ALL EASEMENTS FOR RIGHT OF WAY FOR DITCHES, WATER PIPES, HIGHWAYS AND ALL OTHERS ARE SHOWN ON THE DOCUMENT RECORDED JANUARY 30, 1980 IN BOOK 74 OF DEEDS IN PAGE 10008. THE LOCATION OF ALL EASEMENTS, RIGHTS AND INTERESTS CANNOT BE LOCATED FROM THE RECORD.
 THIS PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.

NOTES
 THE FOLLOWING PRIMARY ESSENT CHECKLIST ITEMS ARE NOT APPLICABLE FOR THE REASON INDICATED:

ITEM 33 - THIS IS A SCHEDULE 7^{1/2} PARCEL MAP
 ITEM 35 - THERE ARE NO KNOWN EXISTING WELLS ON OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY
 ITEM 36 - THERE ARE NO KNOWN EXISTING WELLS ON OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY
 ITEM 44 - NONE PROPOSED
 ITEM 45 & 46 - NO ON-SITE DRAINAGE IMPROVEMENTS ARE PROPOSED
 ITEM 48 - NONE PROPOSED
 ITEM 57 - NO STRUCTURES OR PAVED AREAS ARE PROPOSED
 ITEM 61 - NO COMMON AREA LANDSCAPING IS PROPOSED
 ITEM 64 - NO CONSTRUCTION IS PROPOSED

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to divide 16.43 gross acres into 4 lots. The lots sizes are 1.12, 2.09, 3.22, and 10.00 acres gross.

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.

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

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 Parcel Map No. 36611 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36611, Amended No. 1, dated 3-31-14.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

05/15/14
10:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.BS GRADE. 22

MAP - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1

INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

A noise study is not required based upon the submitted diagram, zoning, and the proposed solar facility located on Parcel 4. However, all lots under Parcel Map 36611 shall comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturer's standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest to the project site.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

For any questions, please contact the Department of

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

Environmental Health, Office of Industrial Hygiene at (951)
955-8980.

10.E HEALTH. 2 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination or the presence of naturally occurring hazardous materials is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Environmental Cleanup Programs at (951) 955-8982 for further information.

10.E HEALTH. 3 EMWD POTABLE WATER SERVICE RECOMMND

All lots under Parcel Map 36611 are proposing to receive potable water service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD>

10.E HEALTH. 4 OWTS/ATU-COMMENTS RECOMMND

Parcel 1 of Parcel Map 36611 (PM 36611) has an existing single family residence (SFR) with its own dedicated Onsite Wastewater Treatment System (OWTS). Parcel 2, 3, and 4 are vacant lands.

The Department of Environmental Health (DEH) will accept for review the proposed use of an OWTS for Parcels 2 and 3 based on EarthStrata Soils Percolation Report Project No. 13363-11A dated August 28, 2013, as well as, for Parcel 4 based on RCH Engineering, Inc. Soils Percolation Report Project No. 1307-6033-P dated July 31, 2014. If the parameters set forth in the aforementioned reports cannot be met, additional requirements may apply at the discretion of DEH.

10.E HEALTH. 5 OWTS/ATU-MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws.

No part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.E HEALTH. 5 OWTS/ATU-MAINTAIN SETBACKS (cont.)

RECOMMND

from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 6 DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), 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 line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or Assessor Parcel Number 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. 7 OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

Upon submittal of the building plans, 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 (individual or firm who is responsible for the soils percolation report) 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 OWTS/ATU area may require further soils percolation testing and/or engineering.

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.

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.E HEALTH. 8

OWTS CERTIFICATION w/ PLAN

RECOMMND

A complete Onsite Wastewater Treatment System (OWTS) with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if any of the following apply:

- a) Any additional or new plumbing will be connecting to an existing septic system(s).
- b) The location of the existing septic system(s) is unknown.
- c) The existing septic system(s) will be upsized or modified.
- d) The existing septic system(s) appears not to be in good working repair.

Applicable fees shall apply.

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-#13-HYDRANT SPACING

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36611 is a proposal to subdivide an approximately 16.4-acre site into 4 lots consisting of 3 residential parcels and 1 commercial parcel. The site is located in the Winchester area on the south side of Grand

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. This property is Parcel 1 of Parcel Map 11417. There is an existing home on Parcel 1. Conditional Use Permit 3698, Public Use Permit 921 and Change of Zone 7813 are being processed concurrently with this land division proposal.

The District's conditions of approval for Parcel Map 11417 recommended that because the site is subject to sheet flow flooding, all new dwelling units shall be elevated 18-inches above the adjacent ground. Since no major drainage infrastructure has been constructed in this area and any drainage facilities that exist in the area are minimal, the site continues to be subject to sheet flow flooding. Therefore, until drainage infrastructure is constructed to remove this flood hazard, all new structures shall be elevated 18-inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on a permanent foundation.

The site is located within the District's Winchester Master Drainage Plan (MDP). Line C is one of the facilities included in the Winchester MDP. This facility is proposed along the southerly boundary of the site. The District has determined that the necessary right of way required is a 54.50-foot wide strip along the south property line of proposed Parcel 4. While the construction of this facility is not required at this time, to allow for the construction of this facility, the right of way for this facility shall be dedicated to the public for drainage purposes prior to recordation of the final map and the issuance of grading or building permits. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 2

MAP DEDICATION OF R/W

RECOMMND

The site is located within the District's Winchester Master Drainage Plan (MDP). The proposed alignment for Line C of the Winchester MDP is along the southerly boundary of the site. The dedicated right of way required is 54.50-feet.

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP DEDICATION OF R/W (cont.)

RECOMMND

This area shall be dedicated to the public for drainage purposes. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

10.FLOOD RI. 6

MAP ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 18-inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PARKS DEPARTMENT

10.PARKS. 1

MAP - TRAIL DEVELOPMENT

RECOMMND

The applicant shall provide a trail system using County of Riverside Multipurpose Trail Standards No. 405 as identified in the County of Riverside Transportation Department. No additional dedication is required to the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - PHASE 1 ARCH STUDY REQ.

RECOMMND

A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work: http://rctlma.org/planning/content/devproc/culture/arch_survey_standards_phasel_2_3_4.pdf) and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website. The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. A new records search must be conducted as part of the Phase I work. The Phase I study must include a records search table/exhibit, documentary evidence of an NAHC contact and tribes scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - PHASE 1 ARCH STUDY REQ. (cont.)

RECOMMND

Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.

Upon receipt of the Phase I study, the County Archaeologist will determine the adequacy of the report and will clear the condition. Upon acceptance of the report, the County Archaeologist will request that the consultant send one (1) wet-signed hard copy of the report and one (1) CD of the same. The County Archaeologist will determine if further work or studies are required based on the information contained within the Phase I study.

10.PLANNING. 2

MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 3

MAP - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 6

MAP - TRAIL MAINTENANCE

RECOMMND

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

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the A-1 or the R-D zone.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 12 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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

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 recinded, 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 - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 15 MAP - EXISTING SECOND UNITS

RECOM D

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - PDA 4851

RECOMMND

County Archaeological Report (PDA) No. 4851 submitted for this project (CZ07813, CUP03698, PUP00921, PM36611a.1) was prepared by Jennifer R. Kraft and Brian F. Smith of Brian F. Smith and Associates, Inc. and is entitled: "Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester, County of Riverside", dated April 03, 2013. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant April 15, 2014.

Revised County Archaeological Report (PDA) No. 4851R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated April 28, 2014. This report was received on April 30, 2014 and accepted by the County Archaeologist on May 01, 2014.

(PDA) No. 4851R1 concluded that no prehistoric or historic sites are present within the boundaries of the project.

(PDA) No. 4851R1 recommends that based on the moderate density of cultural resources surrounding the project, there is a potential that buried archaeological deposits are present within the project boundaries. Cultural resource monitoring is recommended as a mitigation requirement.

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

10.PLANNING. 17 MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. 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.

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . 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 property owner and the County Archaeologist 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 Archaeologist.

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2

MAP - COUNTY WEB SITE

RECOMMND

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

RECOMMND

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

50.FIRE. 2 MAP-#59-ECS-HYDR REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 600 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP DEDICATE R/W ON FINAL MAP

RECOMMND

The site is located within the District's Winchester Master Drainage Plan (MDP). The proposed alignment for Line C of the Winchester MDP is along the southerly boundary of the site. The dedicated right of way required is 54.50-feet. This dedication shall be delineated on the final map and the environmental constraint sheet (ECS). This area shall be dedicated to the public for drainage purposes on the final map and the ECS. A note shall be placed on the final map and the ECS stating, "This area is dedicated to the public for the future construction of Winchester MDP Line C. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication."

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP

RECOMMND

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP ELEVATE FINISH FLOOR ECS

RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18-inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

50.FLOOD RI. 8 MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 1 acre gross.

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

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

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

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

50.PLANNING. 7

MAP - QUIMBY FEES (1)

RECOMMND

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

50.PLANNING. 13

MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 14

MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED (cont.) RECOMMND

County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 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. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 24 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page _____. This affects all Parcels"

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W/SUR RECOMMND

Sufficient right-of-way along Grand Avenue shall be dedicated for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91,

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - SUFFICIENT R-O-W/SUR (cont.) RECOMMND

Ordinance 461.

50.TRANS. 2 MAP - AGGREGATE/32' GRADED RECOMMND

Oxbow Drive along project boundary is designated Local Road and shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

50.TRANS. 3 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. 4 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Grand Avenue and so noted on the final map with the exception of one 30' access opening for parcel 1.

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

The land divider shall install one street name sign at Oxbow Drive in accordance with County Standard No. 816 as directed by the Transportation Department.

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

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

50.TRANS. 7 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 8 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - IMP PLANS (cont.)

RECOMMND

a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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

50.TRANS. 9 MAP - SUBMIT PLANS

RECOMMND

A copy of the project specific WQMP, 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 Transportation Department for review and approval. All submittals shall be date stamped by the engineer.

50.TRANS. 10 MAP - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 12 MAP - IF WQMP IS REQUIRED RECOMMND

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

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP - IF WQMP IS REQUIRED (cont.) RECOMMND

the grading plan.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 15 MAP - NO PRECISE GRDG RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2

EPD-MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP ADP FEES

RECOMMND

Parcel Map 36611 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have

05/15/14
10:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ADP FEES (cont.)

RECOMMND

been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

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

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 11 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 17 MAP*- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 15.42 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP*- SKR FEE CONDITION (cont.)

RECOMMND

663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 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. 19 MAP - GRADING MONITORING PROG

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project. The Monitoring Plan shall include, but shall not be limited to, the following guidelines:

- (1) The applicant/developer shall contract with a Native American monitor from the appropriate tribal group to be involved with the grading monitoring program.
- (2) The County certified archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- (3) The archaeologist shall monitor all areas identified for development including off-site improvements.
- (4) An adequate number of monitors (archaeological and Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
- (5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor.
- (6) Isolates and clearly non-significant deposits shall be

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

MAP - GRADING MONITORING PROG (cont.)

RECOMMND

minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(11) Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

60.PLANNING. 20

MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be 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. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - NATIVE AMERICAN MONITOR (cont.) (cont.)RECOMMND

submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

60.PLANNING. 21 MAP - CULTURAL RESOURCE PRO RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

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

TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN (cont.) RECOMMND

submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

70.PLANNING. 2 MAP - PHASE IV REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PHASE IV REPORT (cont.)

RECOMMND

such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT

RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

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.

CEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM

RECOMMND

ALL DWELLINGS SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13D,2013 EDITION.PLANES SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

80.FIRE. 2 MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 36611 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

PARCEL MAP Parcel Map #: PM36611

Parcel: 463-040-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - NO PRECISE GRD APRVL

RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.