

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to cut or fill slopes higher than 10 feet, are considered less than significant.

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. Installation of these facilities will not result in cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts are anticipated. No mitigation is required.

The proposed roadway for the Beech Street expansion will require cuts and fills to maintain safe and acceptable road grades. These cut and fill slopes are anticipated to exceed slope ratios of 2:1 (horizontal to vertical) and total heights of 30 feet. Condition of Approval 60.PLANNING 032 (MAP - GEOLOGIST'S COMMENTS) has been included as mitigation and shall be completed prior to the issuance of grading permits.

Any impacts will be considered less than significant with the incorporation of this mitigation.

c) On-Site and Off-Site

No portions of the proposed Project components will result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

Mitigation: Condition of Approval 60.PLANNING 032.

Monitoring: Mitigation monitoring shall be provided by the Riverside County Building and Safety Department – Grading Division.

18. Soils

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

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

Sources: RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, References)

Findings of Fact:

a) On-Site

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Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. Conditions of approval 10.BS GRADE 023 (USE - MANUFACTURED SLOPES) states:

“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.”

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Condition of Approval 60.PLANNING 032 (MAP - GEOLOGIST'S COMMENTS) has been included as mitigation to ensure that the amount and quality of the topsoil at this site is not significant. With the inclusion of this Condition of Approval, and standard condition, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, are considered less than significant. No additional mitigation is required.

Off-Site

Site grading may introduce an increase in erosion potential and will eliminate the topsoil as a useable substrate within the road alignment. Mitigation Measure GEO 3 has been included to ensure that the amount and quality of the topsoil at this site is not significant. No additional mitigation is required. No impacts are anticipated from the Off-Site sewer Project component.

b) On-Site

The proposed Project site may be located on expansive soils; however, California Building Code (CBC) requirements pertaining to residential development will mitigate any potential impacts. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project as is relates to being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No additional mitigation is required.

Off-Site

The proposed road alignment is underlain predominantly by granitic and metamorphic rock and a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. These deposits are not generally subject to localized subsidence. This site is not mapped as being underlain by and site inspection suggests it is not underlain by significant amounts of expansive soils. No impacts are anticipated. No mitigation is required. No impacts are anticipated from the Off-Site sewer Project component.

Mitigation: Condition of Approval 60.PLANNING 032.

Monitoring: Riverside County Building and Safety Department- Grading Division.

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

Sources: RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, References)

Findings of Fact:

a,b) On-Site

The proposed Project is not located in the vicinity of a river, stream, or lake of a bed. Therefore, implementation of the proposed Project will not result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. No impacts are anticipated and no mitigation is required.

Any potential impacts from water erosion either On-, or Off-Site are considered less than significant. Refer to Response 25.a. (Hydrology/Water Quality) for a more detailed explanation.

Off-Site

Site grading may introduce an increase in erosion potential but will not significantly increase deposition, siltation or erosion resulting in the modification of a river, stream or lake bed. The road alignment is anticipated to cross the upper end of an existing drainage, but design and construction of the roadway will account for and accommodate any increased runoff, erosion and siltation through implementation of best management practices. Impacts are considered less than significant. No additional mitigation is required. No impacts are anticipated from the Off-Site sewer Project component.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ord. No. 460, Article XV and Ordinance No. 484.

Findings of Fact:

a) On-Site and Off-Site

The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. Condition of Approval 10.BS GRADE 003 (USE - OBEY ALL GDG REGS) states:

"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."

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either On- or Off-Site, are considered less than significant. No additional mitigation is required.

Off-Site

The proposed Off-Site Project components (roadway and sewer) are located in an area mapped as having a moderate wind erodability potential. However, the nature of the bedrock materials within the proposed road alignment does not pose a significant risk for erosion or blowsand. The proposed roadway will not result in an increase in wind erosion and blowsand. Because the sewer improvements are being installed in California Avenue, no impacts are anticipated from the Off-Site sewer Project component.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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?

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

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Sources: *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis) (Appendix A, References)

Findings of Fact:

a,b) The following information has been abstracted from *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis), which is contained, in its entirety in Appendix A. This section shall focus on the construction and operational air quality impacts from the implementation of all on- and off-site Project components. For a detailed discussion of the Atmospheric Setting and Pollutants (Criteria Pollutants, Other Pollutants of Concern, Air Quality Management, and Air Quality Standards), please refer to the AQ/GHG Analysis in Appendix A.

According to the AQ/GHG Analysis, the AQ/GHG Analysis was performed to address the possibility of regional and local air quality impacts, and global climate change impacts, from air emissions. The objectives of the AQ/GHG Analysis include:

- Documentation of the atmospheric setting;
- Discussion of criteria pollutants and greenhouse gases;
- Discussion of the air quality and global climate change regulatory framework;
- Discussion of the air quality, greenhouse gases, and cancer risk thresholds of significance;
- Analysis of the construction related air quality and greenhouse gas emissions;
- Analysis of the operations related air quality and greenhouse gas emissions;
- Analysis of the conformity of the proposed Project with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP); and
- Recommendations for mitigation measures.

Please note that Air Quality was discussed above, in Section 6 of this Environmental Assessment.

The following is the Project Description utilized for the AQ/GHG Analysis:

The Project consists of the construction and operation of 332 dwelling units of Senior Adult Housing - Detached. The total site area is 176.62 acres. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed.

The Project also includes a number of off-site improvements including: a 3,900 linear foot sewer line to be installed within the existing, disturbed, California Avenue right-of-way (ROW), extending southerly until it meets up with the existing facilities located in World Cup Way; an emergency access road along Beech Street (to the north of the site) that will disturb approximately 5.72 acres; and a 300,000 gallon water tank with 60' diameter and 16' height together with approximately 1,700 linear feet of water line to be installed at the southwestern corner of the site.

The following is the Project phasing that was utilized for the AQ/GHG Analysis:

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The construction activities for the Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of residential lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of Phase I). The installation of the reservoir and water line is expected to occur in between the construction of Phase I and Phase II.

The Project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

SCAQMD Regulation XXVII, Climate Change

SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

A variety of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of the SCAQMD remain in flux. The California Air Pollution Control Officers Association explored a variety of threshold approaches, but did not recommend one approach (2008). The ARB recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial project threshold suggests that non-transportation related emissions under 7,000 MTCO_{2e} per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The Bay Area Air Quality Management District and the San Joaquin Valley Air Pollution Control District have both developed greenhouse gas thresholds. However, those thresholds are not applicable to the Project since the Project is under the jurisdiction of the SCAQMD. The SCAQMD is in the process of developing thresholds, as discussed below.

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SCAQMD Threshold Development

On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). The SCAQMD permit threshold consists of five tiers. However, the SCAQMD is not the lead agency for this Project. Therefore, the five permit threshold tiers do not apply to the proposed Project.

The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration (“SCAQMD draft local agency threshold”); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
 - Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to a project’s operational emissions. If a project’s emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year.
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year.
 - Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined (Riverside County Draft CAP calls for a community-wide reduction of 25% from 2011 BAU emissions by 2020).
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans.
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans.
 - Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD’s draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order’s objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate.

To determine whether the project is significant, this analysis uses the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO₂e per year for all land use types. This screening threshold has been approved for use by Riverside County staff.

The Climate Action plan for the County of Riverside summarizes greenhouse gas emissions and climate change issues in the Basin, greenhouse gas emissions and climate change plans and

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programs administered by federal, state, and special purpose agencies, and establishes goals and policies to improve greenhouse gas emissions. These goals and policies in the Climate Action Plan include:

1.2 Goals To fulfill the purposes of the CAP (Climate Action Plan), the County identified the following goals to be achieved:

- Provide a list of specific actions that will reduce Greenhouse Gas (GHG) emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefit to the community at the least cost.
- Reduce emissions attributable to Riverside County to levels consistent with the target reductions of AB 32.
- Establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA.

Global Climate Change Analysis

The proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The following provides the methodology used to calculate the Project-related GHG emissions, the Project impacts and a consistency analysis of the proposed Project with any applicable GHG reduction plans, policies or regulations.

Methodology

The CalEEMod Version 2013.2.2 was used to calculate the GHG emissions from the proposed Project. The Project's emissions were compared to the SCAQMD draft threshold and Riverside County Screening threshold of 3,000 metric tons CO₂e per year. Each source of GHG emissions is described in greater detail below.

1. Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Area sources were analyzed in the manner described in Section VII of the AQ/GHG Analysis. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default VOC emissions have been adjusted accordingly. No other changes were made to the default area source emissions.

2. Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. The energy usage was based on the CalEEMod defaults. No changes were made to the default energy usage parameters.

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3. Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project have been analyzed by inputting the Project-generated vehicular trips from the TIA into the CalEEMod Model. See Section VII of the AQ/GHG Analysis for details. Mobile sources were analyzed in the manner described in Section VII. CalEEMod defaults were used in the analysis.

4. Waste

Waste includes the GHG emissions generated from the processing of waste from the proposed Project as well as the GHG emissions from the waste once it is interred into a landfill. The CalEEMod default value for waste generated was used in the analysis.

5. Water

Water includes the water used for the interior of the building as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. CalEEMod defaults were used in the analysis.

6. Construction

The construction-related GHG emissions were also included in the analysis and were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009. The construction emissions from the off-site improvements were also included in the construction totals. The construction-related GHG emissions were calculated by CalEEMod and detailed above in Section VI of the AQ/GHG Analysis.

Project Greenhouse Gas Emissions

The GHG emissions have been calculated based on the parameters described above. A summary of the results are shown in Table 11, *Project-Related Greenhouse Gas Emissions*, of the AQ/GHG Analysis and the CalEEMod Model runs for each phase of the proposed Project are provided in Appendix C of the AQ/GHG Analysis.

Table 11 of the AQ/GHG Analysis shows that the proposed Project would generate a total of 2,097.29 MTCO₂e per year for Phase I, and will generate a total of 873.30 MTCO₂e per year for Phase II. The total for Phases I and II would be 2,970.58 MTCO₂e per year. According to the thresholds of significance, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations would exceed the SCAQMD draft screening threshold of 3,000 metric tons of CO₂e per year for greenhouse gas emissions for all uses. Therefore, operation of the proposed Project would not create a significant cumulative impact to global climate change.

The Project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011.

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The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

The California Green Building Standards Code (code section in parentheses) requires:

- Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:
 - Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets ($\leq .4$ gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).
 - Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.
- Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.
 - Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).
- Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:
 - Excavated soil and land-clearing debris.

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- Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.
- Materials pollution control (4.504.1 – 4.504.6). Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.
- Installer and Special Inspector Qualifications (702.1-702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

Compliance with Green Building Standards and 2013 Title 24 Standards (which are approximately 30% more efficient than 2008 Title 24 Standards for commercial buildings) will further reduce Project-related greenhouse emissions.

Greenhouse Gas Plan Consistency

The specific goals and actions included in the County of Riverside Climate Action Plan that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new residential developments under the CALGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed Project. Sources of alternative transportation are nearby, such as the Route 24 bus provided by the Riverside Transit Agency, which would assist in reducing vehicle miles traveled.

As stated above, the GHG emissions generated by the proposed Project would not exceed the GHG threshold of 3,000 metric tons per year of CO₂e. Consequently, the implementation of the proposed Project would not hinder the state's ability to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. In addition, once the energy and water consumption reductions from compliance with the mandatory requirements of CALGreen are accounted for, the GHG emissions associated with the proposed Project would be even lower. Furthermore, emissions from vehicles, which are the main source of operational GHG emissions associated with the Project, would also be reduced through implementation of the state Pavley standards, the federal CAFE standards, and the state LCFS. The Project will also be including the planting of at least 723 new trees in their Project design that would serve to sequester approximately 583.39 metric tons of carbon (see CalEEMod Appendix C of the AQ/GHG Analysis) during their lifetime (approximately 20 years). The Project's consistency with the CARB Climate Change Scoping Plan is addressed below.

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Scoping Plan

Emission reductions in California alone would not be able to stabilize the concentration of greenhouse gases in the earth's atmosphere. However, California's actions set an example and drive progress towards a reduction in greenhouse gases elsewhere. If other states and countries were to follow California's emission reduction targets, this could avoid medium or higher ranges of global temperature increases. Thus, severe consequences of climate change could also be avoided.

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 15 percent from 2010 levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

Project consistency with applicable strategies in the Plan is assessed. As shown in Table 12, *CARB Scoping Measure Project Comparison* of the AQ/GHG Analysis, the Project is consistent with the applicable strategies and the Project would result in a less than significant impact. The Project's operational GHG emissions do not exceed the draft SCAQMD threshold for all land uses, and is consistent with the goals of the County of Riverside Climate Action Plan. Although the Project would generate greenhouse gas emissions, either directly or indirectly, these emissions would not have a significant impact on the environment. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the Project

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22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
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"/>

Sources: Project Application Materials, Google Maps, *Phase I Environmental Site Assessment Canyon Trails*, prepared by EnGEN Corporation, dated August 11, 2005 (2005 ESA), and *Updated Phase I Environmental Site Assessment*, prepared by EnGEN Corporation, dated July 24, 2014 (2014 ESA Update), (Appendix A, *References*)

Findings of Fact:

a,b) On-Site and Off-Site

The proposed Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the SWPPP prepared for the proposed Project and it can reduce such hazards to a less than significant level. Condition of Approval 60.BS GRADE 001 (USE - NPDES/SWPPP) addresses the SWPPP requirement for the proposed Project, and states:

"Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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." This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No additional mitigation is required.

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

Due to the potential nature of the soils on the Project site, the potential exists for the need to conduct blasting activities during earthmoving activities. Impacts associated with blasting activities have been analyzed in the Air Quality (Section 6) and Noise (Section 34) of this EA. Specifically, the Air Quality Subchapter analyzed anticipated emissions associated with earth disturbance activities, and it was determined that any impacts would be considered less than significant. The Noise Subchapter analyzed noise and vibration potential that would arise from blasting activities. No mitigation was required for Air Quality. Mitigation was required to reduce potential impacts to adjacent residences to a less than significant level for Noise.

The process of blasting requires the use of materials and methods that require special training and permitting. Areas that may require blasting have been preliminarily identified on site; however, specific areas will be refined and identified at the grading plan check stage. Materials would be classified to have the potential to create a significant hazard to the public or the environment through the use of hazardous materials. In order to mitigate any impacts from the use of these hazardous materials, mitigation will be required. Condition of Approval 60.PLANNING 033 (MAP – BLASTING) has been included, which requires the applicant to perform a rippability analysis to determine the potential for needing to blast the bedrock material to reach design grades. Should blasting be necessary, a qualified blasting contractor shall be employed by the developer for the proper design and implementation of a blasting program that minimizes impacts to any surrounding receptor in accordance with the US Bureau of Mines recommendations. With the incorporation of mitigation, any impacts will be reduced to a less than significant level.

Lead and Asbestos

According to the 2014 ESA Update, based on the site reconnaissance, database and file research performed for the Property, there is one Recognized Environmental Condition (REC) associated with the Property. There were no permits located for the existing mobile home located on APN: 455-090-046, and it is not known when the structure was originally placed at its current location at the Property. As a result, it is possible that lead based paints and asbestos products were used in the manufacturing or insulation of the structure. It is recommended that a licensed contractor familiar with the proper disposal of lead based paint and asbestos products be retained to remove or demolition the structure in the future. There were no other observations made on the site that would indicate to a trained observer of instances of significant concern from a hazardous materials standpoint. Condition of Approval 60.E HEALTH 001 (ENV.ASSESSMENT PHASE II STUDY) has been included to address these impacts.

The proposed Project has been reviewed and conditioned by the Department of Environmental Health DEH, to mitigate any potential impacts as listed. The following conditions of approval address the DEH requirements at various stages of development of the proposed Project:

- 20.E HEALTH 001 (ENVIRONMENTAL RECORDS REVIEW); and
- 60. E HEALTH 001 (ENV. ASSESSMENT PHASE II STUDY).

With incorporation of the Mitigation Measures and the Conditions of Approval, any impacts will be reduced to a less than significant level. No additional mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) On-Site

The Project will be located off of an existing primary access road (California Avenue) to the area. Adjacent parcels are developed with residential housing of a variety of densities and vacant land. A limited potential to interfere with an emergency response or evacuation plan will occur during construction. Control of access will ensure emergency access to the site and Project area during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Any impacts are considered less than significant and no mitigation is required.

Off-Site

The Project will also be installing a secondary access for the use of the existing and future residents of Reinhardt Canyon and this is a Project benefit. Any impacts are considered less than significant. No mitigation is required. The sewer facilities will not result in any impact.

d) On-Site and Off-Site

None of the Project components will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within ¼-mile of the proposed Project site. The closest schools to the Project components are Tahquitz High School, Crawston Elementary School and Megan Cope Elementary School. All are located to the east of the Project components and are no closer than 2 miles away. No impacts are anticipated. No mitigation is required.

e) On-Site and Off-Site

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells., DTSC Cleanup Sites and DTSC Haz Waste Permit Sites.

According to the GEOTRACKER site, there are Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites on the proposed Project site.

Detailed information can be viewed at the web-link provided below:

<http://geotracker.waterboards.ca.gov/map/>

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within the proposed Project site. This information was verified at the web-link provided below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=World%20Cup%20Way&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No additional mitigation is required.

Mitigation: Condition of Approval 60.PLANNING 033, and Condition of Approval 60.E HEALTH 001.

Monitoring: Monitoring shall be performed by the County Geologist, Department of Environmental Health, and the Building and Safety Department.

23. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, Figure 2.6a, *Airport Land Use Compatibility Zones* (Hemet General Plan), and Google Maps.

Findings of Fact:

a) On-Site and Off-Site

The proposed Project components are not located within an Airport Master Plan. The closest general aviation airport to the proposed Project site is the Hemet-Ryan Airport, which is located approximately 2.85 miles to the south-southeast of the proposed Project site. Based on this distance from the Airport, the proposed Project component sites are not located within an Airport Influence Area that would subject the proposed Project to the airport compatibility zone criteria. Therefore, implementation of the proposed Project will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.

b) On-Site and Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project will not require review by the Airport Land Use Commission. Please refer to Response 22.a., above. No impacts are anticipated and no mitigation is required.

c) On-Site and Off-Site

The proposed Project components sites are not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

d) On-Site and Off-Site

Based on a review of an aerial photo of the Project components sites, and their immediate environs, the Project components are not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the Project would not result in a safety hazard for people residing or working in the Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

24. Hazardous Fire Area

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

Sources: Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, RCLIS

Findings of Fact:

a) On-Site

According to the RCLIS, the proposed Project site is located within a high fire area. The proposed Project has been reviewed and Conditions of Approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan. Fuel modification areas will be required.

The following Conditions of Approval address the Fire Department requirements for development within a high fire area, at various stages of development of the proposed Project:

- 10.FIRE 001 (MAP - #50 BLUE DOT REFLECTORS);
- 10.FIRE 002 (MAP - #16 HYDRANTS/SPACING);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 50.FIRE 001 (MAP - #7-ECS-HAZ FIRE AREA);
- 50.FIRE 002 (MAP - #43-ECS-ROOFING MATERIAL);
- 50.FIRE 003 (MAP - #004-ECS-FUEL MODIFICATION);
- 50.FIRE 004 (MAP - #46 WATER PLANS);
- 50.FIRE 005 (MAP - #53-ECS-WTR PRIOR/COMBUS);
- 60.FIRE 002 (MAP - #004 FUEL MODIFICATION); and
- 80.FIRE 002 (MAP-RESIDENTIAL FIRE SPRINKLER).

Adherence to these standard conditions for development in a high fire areas will ensure that any impacts from the proposed Project that would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands are considered less than significant. The standard conditions are not considered unique mitigation under CEQA. No additional mitigation is required.

Off-Site

The Off-Site Project sewer component will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The Off-Site Beech Street extension will serve to provide secondary access to the existing and future residents of Reinhardt Canyon. This is a benefit from the Project. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Sources: Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS, *Project Specific Final Water Quality Management Plan, Tentative Tract No. 36337*, prepared by United Engineering Group CA, Inc., dated June 23, 2014 (WQMP), and *Preliminary Drainage Report for Meadowview Riverside County, CA Study for the Small Barn Winery*, prepared by United Engineering Group CA, Inc., dated June 17, 2014 (Drainage Report), (Appendix A, *References*)

Findings of Fact:

a,b,d,

g,h) On-Site and Off-Site

Implementation of the proposed Project components 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES). The following Conditions of Approval address the NPDES and WQMP requirements at various stages of development of the proposed Project:

- 10.BS GRADE 006 (USE – NPDES INSPECTIONS);
- 10.BS GRADE 007 (MAP – EROSION CONTROL PROTECTION);
- 10.BS GRADE 011 (MAP – MINIMUM DRNAGE GRADE);
- 10.BS GRADE 012 (MAP – DRAINAGE & TERRACING);
- 10.BS GRADE 014 (MAP – SLOPES IN FLOODWAY);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 10.FLOOD RI 001 (USE FLOOD HAZARD REPORT);
- 10.TRANS 003 (MAP – DRAINAGE 1);
- 10.TRANS 004 (MAP – DRAINAGE 2);
- 50.RI FLOOD 009 (SUBMIT FINAL WQMP);
- 50.RI FLOOD010 (BMP MAINTENANCE & INSPECTION)
- 60.BS GRADE 001 (MAP – NPDES/SWPPP);
- 60.BS GRADE 006 (MAP – DRNAGE DESIGN Q100);
- 60.BS GRADE 010 (MAP – LOT TO LOT DRN ESMT);
- 60.BS GRADE 011 (MAP – APPROVED WQMP);
- 60.BS GRADE 014 (MAP – BMP CONST NPDES PERMIT);
- 60.BS GRADE 015 (MAP – INTERCEPTOR DRAINS);
- 60.BS GRADE 019 (MAP – SWPPP REVIEW);
- 60.BS GRADE 020 (MAP – EMERGENCY OVERFLOW DEVICE);
- 60.FLOOD RI 008 (SUBMIT FINAL WQMP);
- 80.FLOOD RI 004 (SUBMIT FINAL WQMP);
- 90.BS GRADE 001 (MAP – WQMP BMP INSPECTION);
- 90.BS GRADE 002 (MAP – WQMP BMP CERT REQ'D);
- 90.BS GRADE 003 (MAP – BMP GPS COORDINATES);
- 90.BS GRADE 004 (MAP – WQMP BMP REGISTRATION);
- 90.BS GRADE 005 (MAP – WQMP ANNUAL INSP FEE);
- 90.BS GRADE 006 (MAP - REQ'D GRDG INSP'S); and
- 90. BS GRADE 007 (MAP - PRECISE GRDG APPROVAL)
- 90.FLOORD RI 004 (FACILITY COMPLETION)

In addition, Conditions of Approval 10.FLOOD RI 001 (USE FLOOD HAZARD REPORT), require payment of Murrieta Creek Area Drainage Plan (ADP) fees, for area-wide mitigation.

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors), are considered less than significant. No additional mitigation is required.

c) On-Site and Off-Site

Implementation of the proposed Project components will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No component of the proposed Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will deplete groundwater supplies. Project elements are incorporated that will allow for water to percolate back into the ground and allow for groundwater discharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project. Any impacts are considered less than significant. No additional mitigation is required.

e,f) On-Site

According to the Drainage Report, the proposed Project site is located within "The Flood Insurance Rate Maps" (Panel 1470G of 3805) and it shows that the site falls within Zone X. Zone X denotes areas of the 500-yr flood, or areas determined to be outside of the 0.2% annual chance floodplain.

Therefore, implementation of the proposed Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

Off-Site

None of the Off-Site Project components contain housing or structures that would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Figure S-9, 100- and 500-Year Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zones, Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

Findings of Fact:

a,b) On-Site and Off-Site

Implementation of the proposed Project components 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; or, changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above. Any impacts are considered less than significant. No additional mitigation is required.

c) On-Site and Off-Site

According to the Figure S-10, *Dam Failure Inundation Zones*, of the General Plan, the proposed Project components sites are not located in a dam inundation area. Therefore, implementation of the proposed Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impacts are anticipated. No mitigation is required.

d) On-Site and Off-Site

Implementation of the proposed Project components will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the Project

27. Land Use

a. Result in a substantial alteration of the present or planned land use of an area?

b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Sources: Riverside County General Plan, RCLIS, and Project Application Materials.

Findings of Fact:

a) On-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project, as designed, is consistent with the General Plan Land Use designation. A Change of Zone application is included as part of the application. This change of zone will ensure consistency with the General Plan Land Use Designation. Based on this information, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

b) On-Site

The proposed Project is adjacent to the City of Hemet. Portions of the Project are within the City's Sphere of Influence. Based on the City's General Plan Map, those portions of the Project site that are within the Sphere of Influence are designated Rural Residential, 5-acre minimum lot size. This differs from the County General Plan Land Use designations, which are LDR and RM. Since there is no application for annexation into the City of Hemet as part of the current Project, it is not anticipated that the Project will have a significant affect the land use within a city sphere of influence and/or within adjacent city or county boundaries. Any impacts are considered less than significant. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Land Use Element, Staff review, RCLIS, and Ordinance No. 348.

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

a) On-Site

The proposed Project, as designed, is consistent with the General Plan Land Use designation. A Change of Zone application is included as part of the application. This change of zone will ensure consistency with the General Plan Land Use Designation. Based on this information, the proposed Project will be consistent with the site's proposed zoning. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

b) On-Site

The existing zoning surrounding the proposed Project site is as follows:

- North: W-2 (Controlled Development Areas)
- South: Heartland Village Specific Plan 88-01
- East: R-A-2½ (Residential Agricultural, 2 ½ acre minimum parcel size, R-5 (Open Space Combining Zone –Residential), and R-T (Mobilehome Subdivisions and Mobilehome Parks)
- West: R-R (Rural Residential)

The proposed Project, as designed, is consistent with the General Plan Land Use designation. A Change of Zone application is included as part of the application. This change of zone will ensure consistency with the General Plan Land Use Designation. Based on this information, the proposed Project will be compatible with existing surrounding zoning. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site Project components (a gated roadway for secondary access purposes only and sewer facilities), the Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated. No mitigation is required.

c) On-Site and Off-Site

The proposed Project components, as designed and with the proposed conditions of approval, will compatible with existing and planned surrounding land uses. Please refer to the discussion in Response 27.b., above. In addition, please reference the discussion in Section 1.b, Aesthetics. No impacts are anticipated and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) On-Site and Off-Site

The proposed Project will be consistent with the land use designations and policies of the Comprehensive General Plan. Please refer to the discussion in Section II.A.1 (Applicable General Plan and Zoning Regulations, Land Use) of this Environmental Assessment. The proposed Project is not located within any applicable Specific Plan. No impacts are anticipated and no mitigation is required.

e) On-Site

Implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The proposed Project is consistent with the existing and proposed physical arrangement of the established community and is consistent with the General Plan land use designations. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site Project components (a gated roadway for secondary access purposes only and sewer facilities), the Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the Project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-5, *Mineral Resources Areas*.

a) On-Site and Off-Site

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project component sites are designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the sites of these components have not been used for mining, none of the Project components are not expected to 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. No impacts are expected from the Project and no mitigation is required.

b) On-Site and Off-Site

The Project components have not been used for mining. Implementation of the Project components will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected from the Project and no mitigation is required.

c) On-Site and Off-Site

The Project component sites are not adjacent to an existing surfaces mine. No impacts are expected from the Project and no mitigation is required.

d) On-Site and Off-Site

None of the Project components are located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b. For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

a) On-Site and Off-Site

The proposed Project components sites are not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

b) On-Site and Off-Site

Based on a review of an aerial photo of the proposed Project component sites, and their immediate environs, these sites are not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad 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"/>				

Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, RCLIS database, Onsite Inspection, and Thomas Guide.

Findings of Fact:

On-Site and Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no railroad lines in proximity to the Project component sites. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise

NA A B C D

Sources: Onsite Inspection, Project Application Materials, General Plan, and General Plan EIR No. 441, Appendix I, Noise Element Data:
<http://planning.rctlma.org/Portals/0/genplan/content/appendix/appendixi.html#List figure 8>

Findings of Fact:

On-Site

The proposed Project site is located adjacent to California Avenue, which is shown on TR 36337 as having an 88' right-of-way (ROW). California Avenue is not a Circulation Element roadway. According to Figure 8, *Projected Noise Contours along Freeways and Major Highways – Secondary Highway*, of the General Plan EIR (Appendix I), 65 dBA is anticipated at a distance of 135' from the centerline of the roadway and 60 dBA is anticipated at a distance of 288' from the centerline of the roadway. According to Figure N-1, *Land Use Compatibility for Community Noise Exposure* of the General Plan, residential uses are normally acceptable up to 60 dBA. The closest portion of the proposed Project is located approximately 600' from the centerline of California Avenue. At this distance, highway noise impacts (outdoor) to the proposed Project would be anticipated to be between 55 dBA and 60 dBA. It should be noted that the roadway utilized for this analysis has a 100' right-of-way, which is greater than the California Avenue right-of-way of 88'. No data exists in Appendix I for an 88' right-of-way. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site Project components (a gated roadway for secondary access purposes only and sewer facilities), there will be no impacts from highway noise. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Other Noise

NA A B C D

Sources: Project Application Materials, and RCLIS.

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

On-Site and Off-Site

The Project components are not anticipated to be affected by other types of noise not listed above. No impacts are expected from the Project; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure," Project Application Materials *Reinhardt Canyon Project (TR36337) Noise Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 31, 2014. (NIA) (Appendix A, *References*)

Blasting

Findings of Fact:

a-d) On-Site and Off-Site

The following information has been abstracted from *Reinhardt Canyon Project (TR 36337) Noise Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (NIA), which is contained, in its entirety in Appendix A. This section shall focus on the construction and operational noise impacts from the implementation of all on- and off-site Project components. For a detailed discussion of the Definition of Terms, Analytical Methodology and Model Parameters, and Applicable Standards), please refer to the NIA in Appendix A.

Overview

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the NIA, the NIA was performed to address the possibility of significant impacts due to noise associated with the proposed Project. The objectives of the NIA include:

- Documentation of existing noise conditions;
- Discussion of noise modeling methodology and procedures;
- Analysis of noise and vibration generated by the construction of the Project;
- Discussion of potential traffic noise impacts to the proposed Project;
- Analysis of noise affecting nearby sensitive receptors due to increased traffic produced by the Project; and
- Recommendations for mitigation measures.

The following is the Project Description utilized for the NIA:

The Project consists of the construction and operation of 332 dwelling units of Senior Adult Housing - Detached. The total site area is 176.62 acres. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed.

The Project also includes a number of off-site improvements including: a 3,900 linear foot sewer line to be installed within the existing, disturbed, California Avenue right-of-way (ROW), extending southerly until it meets up with the existing facilities located in World Cup Way; an emergency access road along Beech Street (to the north of the site) that will disturb approximately 5.72 acres; and a 300,000 gallon water tank with 60' diameter and 16' height together with approximately 1,700 linear feet of water line to be installed at the southwestern corner of the site.

The following is the Project phasing that was utilized for the NIA:

The construction activities for the Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of residential lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of Phase I). The installation of the reservoir and water line is expected to occur in between the construction of Phase I and Phase II.

Existing Noise Environment

Sensitive Noise Receptors

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, and residential uses make up the majority of these areas. The Project site is adjacent to existing single-family detached residential dwelling units, an existing mobile home park and vacant land.

Existing Noise Levels

An American National Standards Institute (ANSI Section S14 1979, Type 1) Larson Davis model LxT sound level meter was used to document existing ambient noise levels on February 4, 2014. One 10-minute noise measurement was taken between 3:41 PM and 3:51 PM. The ambient Leq was measured at 52.1 dBA. The measurement location is shown on Figure 4, *Ambient Noise Measurement Locations*, of the NIA. Ambient noise levels are presented in Table 4, *Ambient Noise Levels* of the NIA. Measurement output data is included within Appendix A of the NIA.

Applicable and Local Regulations

The California Environmental Quality Act Guidelines (Appendix G) establishes thresholds for noise impact analysis. Two of these standards apply to what is referred to as a "substantial increase" in ambient noise levels. Neither the California Environmental Quality Act nor the County of Riverside General Plan Noise Element recognizes an official numerical increase as a "substantial increase". Industry-accepted standards for what is considered to be a "substantial increase" range from 3 dB to 12 dB. It should be noted that a change of 3 dB is considered to be "barely audible" to a trained ear and that a change of 5 dB is considered to be a readily audible change. Noise generated by transportation sources propagates differently than noise generated by point sources.

County of Riverside General Plan

County of Riverside has included a noise and land use compatibility matrix for impacts related to transportation noise sources in the Noise Element of the General Plan (see Table 5 of the NIA). This matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable and unacceptable, for a variety of land uses. For residential land uses, outdoor noise levels of up to 60 dBA CNEL are "normally acceptable" and levels up to 70 dBA CNEL are "conditionally acceptable". These standards apply to potential traffic noise impacts to the proposed Project. Other General Plan Policies, which apply to the proposed Project, have been listed above in Section II.A.7 of this EA.

County of Riverside Code (Ordinance No. 857)

Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. Cooling and heating units, property maintenance equipment (between the hours of 7:00 AM and 8:00 PM), safety and alarm devices, and motor vehicles are exempt from this standard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 PM and 8:00 AM such that the equipment is audible inside an inhabited dwelling and at any other time such that the equipment is audible at a distance greater than 100 feet from the source.

Construction is exempt from Ordinance 847 as long as construction is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May.

County of Riverside Department of Public Health

The Riverside County Office of Industrial Hygiene has also established noise standards for stationary noise sources that apply to Project generated operational noise. The office requires that facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels:

- 45 dBA – 10 minute noise equivalent level (Leq), between the hours of 10:00 PM and 7:00 AM (nighttime standard)
- 65 dBA – 10 minute noise equivalent level (Leq) between the hours of 7:00 AM and 10:00 PM (daytime standard)

Vibration

The County of Riverside requires the exclusion of vibration-producing land uses near sensitive land uses, including residential areas. The only significant sources of vibration produced by the Project will be experienced during the construction phase. Human response to vibration is given in Table 6 of the NIA.

Construction Noise Impacts

Project Generated Construction Noise Levels

Construction noise varies depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Typical noise sources and noise levels associated with construction activities are shown in Table 7, *Typical Construction Equipment Noise Levels* of the NIA.

The initial phase of construction would involve mass grading of the site, along with site development activities. This includes construction of internal roadways, which involves fine grading, trenching, and paving activities. Following site preparation activities, the Project would include construction of buildings. Construction of the buildings would require the following phases: site development, building construction, architectural coatings application, and paving associated with buildings. Mass site grading is expected to produce the highest construction noise levels. Grading of the site is estimated to require several graders, dozers, excavators, scrapers, and pickup trucks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Blasting may be required during excavation for the secondary access road. Noise sources associated with blasting consist of rock drills and the shot itself. The noise levels generated by the rock drills are dependent on drill type, but are predicted to be generally similar to those associated with construction and excavation equipment presented in Table 34-2. The number, frequency, and duration of shots required during excavation of the site, secondary access road and sewer line extension cannot be determined until large rocks are encountered in the field, and the contractor's on-site blasting expert makes a determination as to the most effective mean of clearing the rock.

Noise generated by blasting shots is variable, depending on the amount of charge material used, number of holes, depth of the holes, timing delays, and other factors. Misconceptions regarding what a blast looks and sounds like are common, due in part to the types of explosions frequently seen in movies and other mass media entertainment sources. In reality, blasting shots are designed to transfer the energy of the shot into the ground, rather than venting it into the atmosphere with an accompanying spectacle of flying rocks and debris.

A worst-case noise scenario that included a grader at 50 feet, a backhoe at 100 feet, a dozer at 75 feet, an excavator at 125 feet, a pickup truck 50 feet, and blasting at 50 feet from was calculated utilizing the Road Construction Noise Model (RCNM) provided by the FHWA. Unmitigated noise levels could reach a maximum noise level of up to 83.1 Leq and 93.0 dBA Lmax at 50 feet, assuming simultaneous operation of several pieces of equipment at varying distances from the sensitive receptor. Noise levels will lower substantially as construction moves away from the property line. For example, a noise level that is 93 dBA at the source can be expected to drop to 87 dBA at a distance of 100 feet from the source and to 81 dBA at a distance of 200 feet from the source. RCNM worksheets are included as Appendix B of the NIA.

Consistency with Applicable Standards

1. County of Riverside General Plan

Conditions of Approval 60.PLANNING .37 through 60.PLANNING .38 have been incorporated to minimize construction noise and mitigate any impacts to a less than significant level. Project construction would be consistent with General Plan policies with implementation of these measures.

According to Condition of Approval 60.Planning.37, the following shall be completed prior to the issuance of grading permits:

"During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site;"

"The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction;"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction;”

“The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment;” and

“All Project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.”

2. Riverside County Code (Ordinance No. 847)

Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. The proposed Project would not violate Riverside County Ordinance 847 as long as it adheres to the above referenced hours of operation for construction.

3. California Environmental Quality Act - Substantial Increase

Project construction noise will result in temporary substantial increase in ambient noise levels. Impacts would be reduced to a less than significant level with implementation of construction mitigation measures NO1 through NO6, listed below.

Traffic Noise Impacts to the Proposed Project

There are no acoustically significant road segments in the Project vicinity (as determined by General Plan Circulation Element classifications and criteria established in the General Plan Noise Element). Therefore, the Project will not be exposed to adverse noise impacts associated with off-site vehicle traffic. No mitigation is required.

Project Generated Traffic Noise Impacts to Sensitive Receptors

1. Off-Site Project Generated Traffic Noise Impacts

The FHWA Traffic Noise Prediction Model - FHWA-RD-77-108 was used to model Existing and Existing Plus Project noise levels for each roadway segment analyzed in the TIA. Project generated increases in ambient noise levels along affected road segments were then calculated. Modeling output is included in Appendix C of the NIA.

The Existing traffic noise modeling resulted in noise levels ranging between 51.6 and 72.4 dBA CNEL at 50 feet from the centerline of the affected road segments; and the Existing Plus Project traffic noise model resulted in noise levels ranging from 56.4 to 72.4 dBA CNEL at 50 feet from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the affect road segments. The results of the Existing and Existing Plus Project noise models are shown in Table 8, *FHWA-RD-77-108 Traffic Noise Model Results (dBA CNEL) at 50 feet from Centerline of the NIA.*

2. Consistency with Applicable Standards

As can be seen in Table 34-3, Project generated vehicle traffic will result in a 4.8 dB increase in ambient noise levels but will not exceed the 65 dBA CNEL residential noise standard. In no other cases would the addition of Project generated trips result in increase of more than 0.5 dBA over ambient noise levels. This increase would not be noticeable. Any impacts are considered less than significant. No mitigation is required.

Vibration Impacts

Construction Generated Vibration

The threshold at which there is a risk to "architectural" damage to normal dwelling units (houses with plastered walls and ceilings) is 0.20 PPV (Caltrans 2002). Table 2 of the NIA shows the peak particle velocities of some common construction equipment and haul trucks (loaded trucks). The most vibration-causing piece of equipment that will likely be used on-site is the vibratory roller (0.20 PPV at 25 feet). There are no existing sensitive receptors located within 25 feet of this Project component footprint. Therefore, vibration associated with normal construction activities would not result in structural damage to nearby sensitive receptors. The level at which persons within buildings typically become annoyed is also 0.20 PPV. Construction vibration is not expected to be noticeable within existing residential dwelling units. 60.PLANNING.37 and 60.PLANNING.38 have been included in order to ensure that any impacts are mitigated to a less than significant level. No additional mitigation is required.

According to Condition of Approval 60.PLANNING.38, the following shall be completed prior to the issuance of grading permits:

"For high-noise activities (dumping of ballast materials for example) taking place adjacent to existing sensitive receptors, small, portable noise barriers should be placed near the noise-producing equipment, between the noise source and the receptors. These barriers may be constructed from on-site (for example) from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier;" and

"If blasting is required, the Project proponent will hire a blasting specialist to design and monitor and blasting activities to not exceed 0.20 PPV at nearby residences."

Blasting techniques have been much improved in recent years with regard to concentrating or directing blast energies to the specific area in which rock breakage is desired. There are two principal factors that affect the vibration level that results from detonation of an explosive charge: distance and charge size. Charge sizes that could feasibly be used for blasting on the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site and along the secondary access road will be determined at which time site specific conditions require the use of blasting in lieu of regular excavation methods. Blast vibration monitoring procedures will therefore be employed with each blast to measure frequency, velocity, and acceleration. This data will then be utilized to minimize blasting effects on sensitive receptors.

Based on Caltrans data, haul trucks would not be anticipated to exceed 0.10 in/sec peak particle velocity (ppv) at 10 feet (Caltrans 2002). Predicted vibration levels at the nearest offsite structures, which are located in excess of 25 feet from the traveled roadway segments, would not be anticipated to exceed even the most conservative threshold of 0.2 inch/second ppv.

Consistency with Applicable Standards

Vibration impacts will be reduced through implementation of construction mitigation measures provided below. Project construction would not result in any structural damage.

Mitigation: Conditions of Approval 60.PLANNING.37 and 60.PLANNING.38.

Monitoring: Mitigation monitoring shall be provided by the Environmental Health Department.

POPULATION AND HOUSING Would the Project

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

Sources: Project Application Materials, RCLIS, and Riverside County General Plan Housing Element.

Findings of Fact:

a) **On-Site and Off-Site**

The TTM 36337 site, and the Beech Street extension properties are currently vacant. The sewer improvements will be within California Avenue. Therefore, implementation of the proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project components will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

b) On-Site and Off-Site

TTM 36337 proposes 332 senior housing units. The off-site improvements consist of roadway and sewer improvements. Therefore, implementation of the Project components will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. No impacts are anticipated. No mitigation is required.

c) On-Site and Off-Site

Implementation of the Project components will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Please reference Response No. 34.a., above. No impacts are anticipated. No mitigation is required.

d) On-Site and Off-Site

There are no longer any County Redevelopment Project Areas. Therefore, implementation of the Project components cannot create any impacts. No mitigation is required.

e) On-Site

The proposed Project will not result in an increase in population in the area that was not anticipated in the General Plan. The Project is consistent with the General Plan designation. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.

Off-Site

Due to their nature, none of the Off-Site Project components will result in an increase in population in the area. No impacts are anticipated. No mitigation is required.

f) On-Site and Off-Site

Due to the nature and scale of the proposed Project, and the Off-Site components, it will not 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). The infrastructure proposed will service the Project. An incremental increase is anticipated. Not a substantial increase. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: mitigation monitoring is required.

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

36. Fire Services

Sources: Riverside County General Plan Safety Element, Ordinance No. 659, and Project Materials.

Findings of Fact:

On-Site and Off-Site

Implementation of the proposed Project will result in an incremental impact on the demand for fire services. The Fire Department has reviewed the proposed Project and has conditioned the proposed Project with General Conditions of approval 10.FIRE 001 and 10.FIRE 002, prior to map recordation conditions 50.FIRE.001 through 50.FIRE050, and, prior to building permit issuance condition 80.FIRE 002. These are standard conditions assessed on the proposed Project to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of the DIF (Condition of Approval 10.PLANNING 012), any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

37. Sheriff Services

Sources: Riverside County General Plan, and Ordinance No. 659.

On-Site and Off-Site

Implementation of the Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF (Condition of Approval 10.PLANNING 012), any impacts from implementation of the proposed Project that would 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 sheriff services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Schools

Sources: N/A.

Findings of Fact:

On-Site

The proposed Project is an age-restricted residential development. As such, no students will be generated from this development. No impacts are anticipated. No mitigation is required.

Off-Site

None of the Off-Site Project components will result in an impact to school facilities. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Libraries

Sources: Riverside County General Plan, and Ordinance No. 659.

Findings of Fact:

On-Site

Implementation of the proposed Project will result in an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF (Condition of Approval 10.PLANNING 012), any impacts from implementation of the proposed Project that would 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 library services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site improvements (a roadway and sewer), there is no potential to have any effect upon libraries. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Health Services

Source: Riverside County General Plan.

Findings of Fact:

On-Site

Health services are provided by the County and private health care providers. Implementation of the proposed Project will result in an incremental impact on the demand for health services; however, the Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Off-Site

Due to the nature of the Off-Site improvements (a roadway and sewer), there is no potential to have any effect upon health services. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION

41. Parks and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b. Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the Project located within a C.S.A. 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"/>

Sources: RCLIS, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), Parks and Open Space Department Review.

Findings of Fact:

a) On-Site

The proposed Project does include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. With the inclusion of residential development within the proposed Project, park acreage and facilities are required. The County's current formula for calculating required parkland is:

$$332 \text{ units} \times 3.01 \text{ persons/house} = 1,000 \text{ residents}$$

$$(1,000/1,000) \times 5 = 5.0 \text{ acres}$$

A total of approximately 1.84 acres of active park area will be implemented in conjunction with the Project. The impacts of the physical construction of the on-site park facilities have been included as part of the Project construction, and addressed in numerous other Sections of this EA (Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, Public Services, and Utilities/Service Systems). Impacts were determined to be either less than significant, or less than significant with mitigation incorporated. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), implementation of these Project components will not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. No impacts are anticipated. No mitigation is required.

b) On-Site

The proposed Project will result in an incremental increase in the use of existing neighborhood or regional parks or other recreational facilities. This will not result such that a substantial physical deterioration of the facility would occur or be accelerated. Prior to the issuance of a certificate of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Please reference Condition of Approval 10.PLANNING 012. Any impacts are considered incremental and less than significant. No mitigation will be required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), implementation of these Project components will not 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. No impacts are anticipated. No mitigation is required.

c) On-Site

The proposed Project is located in CSA 152. In accordance with Ordinance No. 460 - Regulating the Division of Land: (Section 10.35) Quimby requirement for the Project will be achieved through land dedication and payment of in-lieu fees. Dedication of the land and payment of in-lieu fees will reduce any impacts to a less than significant level. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Recreational Trails

Sources: Riverside Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, and Figure 8, *Trails and Bikeways* (SJVAP).

Findings of Fact:

On-Site

Recreational trails are required or proposed as part of the Project. The following Conditions of Approval address Recreational Trails:

- 10.PARKS 002 (MAP – MAINTENANCE MECHANISM);
- 10.PARKS 003 (MAP – TRAIL GRADING);
- 50.PARKS 001 (MAP – TRAIL PLAN);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 50.PARKS 002 (MAP – TRAIL MAINTENANCE MECHANISM);
- 50.PARKS 003 (MAP – OFFER OF DEDICATION);
- 50.PARKS 004 (MAP – INTERNAL TRAIL);
- 60.PARKS 001 (MAP – TRAIL PLAN APPROVED COMM);
- 70.PARKS 001 (MAP – TRAIL GRADE INSPECTION);
- 90.PARKS 001 (MAP – TRAIL GRADE);
- 100.PARKS 001 (MAP – TRAIL/PARK CONSTRUCTION);
- 100.PARKS 002 (MAP – TRAIL/PARK MAINT. MECHAN); and
- 100.PARKS 003 (MAP – TRAIL/PARK CONSTRUCT COM).

Through Project design, and with the incorporation of the above referenced Conditions of Approval, any Project impacts are considered less than significant. No additional mitigation will be required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the Project

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan, Project application materials, *Reinhardt Canyon Project (TR36337) Traffic Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 24, 2014 (TIA) (Appendix A, *References*)

Findings of Fact:

a,b) The following information has been abstracted from *Reinhardt Canyon Project (TR36337) Traffic Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 24, 2014 (TIA), which is contained, in its entirety in Appendix A. The purpose of the TIA was to evaluate the development of the Project. The TIA presented the traffic impact study methodology, analysis, findings, recommendations, and supporting data, and is included in Appendix B, *References* of this EA.

The Beech Street Extension, Off-Site Project component, was not analyzed in TIA. This roadway will be gated and will only be utilized in emergency situations.

The purpose of the TIA was to evaluate the development of the Project. The TIA presented the traffic impact study methodology, analysis, findings, recommendations, and supporting data, and is included in Appendix B, *References* of this EA.

The TIA analyzed a 332 dwelling units of senior adult housing - detached Project. The Project will have access to California Avenue. For purposes of the TIA, a "worse case" scenario was utilized, with proposed Project is anticipated for opening in Year 2016 and built in one phase.

The TIA objectives include:

- (1) Documentation of existing traffic conditions in the vicinity of the site;
- (2) Analysis of existing plus Project traffic conditions;
- (3) Evaluation of existing plus ambient growth plus Project traffic conditions;
- (4) Evaluation of existing plus ambient growth plus Project plus cumulative traffic conditions; and
- (5) Determination of on-site and off-site improvements and system management actions needed to achieve County of Riverside level of service requirements.

The TIA methodology utilized is consistent with the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide. The Riverside County Transportation Department was contacted for input on the scope of the study and information on other developments.

Required Level of Service

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside has established, as a Countywide target, a Level of Service C on all County maintained roads and conventional State Highways, except that a Level of Service D could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and also at freeway ramp intersections. Level of Service D would only be allowed, subject to Board of Supervisor approval, in those instances where mitigation of Level of Service C is deemed to be impractical. The City of Hemet utilizes the County of Riverside standards.

Definition of Significant Impact

Consistent with County of Riverside guidelines, an impact is considered significant if the proposed Project causes an intersection to drop below the target Levels of Service as described above.

Riverside County Congestion Management Program facilities include SR-74. The Congestion Management Program requires transportation facilities to maintain a minimum Level of Service E.

The Project site is located adjacent to California Avenue and Tres Cerritos Avenue in the County of Riverside. Figure 1, *Project Location Map*, of the TIA illustrates the TIA area.

Pursuant to discussions with the County of Riverside Transportation Department staff (see Appendix B, *Scoping Agreement*, of the TIA), the study area includes the following study area intersections:

- California Avenue (NS) at:
 - Street A (EW) - #1
 - Devonshire Avenue (EW) - #2
 - Florida Avenue (SR-74) (EW) - #3

- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4
 - Florida Avenue (SR-74) (EW) - #5

Existing Conditions

The Project site is currently undeveloped and no significant trip generation is currently being generated from the Project. Adjacent land uses include the following:

- North – Residential/Vacant
- South – Residential
- East – Residential/Vacant
- West – Vacant

Approved Future Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Other development and areawide growth calculations were added to existing volumes in the vicinity of the site for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions (see Section V, *Traffic Analysis*, of the TIA).

Area Roadway System

Figure 3, *Existing Through Travel Lanes and Intersection Controls*, of the TIA identifies the existing roadway conditions for study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

Figure 4, *Riverside County General Plan Circulation Element*, of the TIA exhibits the current Riverside County General Plan Circulation Element. Existing and future roadways are included in the Circulation Element of the General Plan and are graphically depicted on this Figure. This Figure shows the nature and extent of arterial highways that are needed to adequately serve the ultimate development depicted by the Land Use Element of the General Plan and serves to coordinate future arterials between local jurisdictions. Figure 5, *Riverside County General Plan Roadway Cross-Sections*, of the TIA illustrates the Riverside County arterial street cross-sections.

Traffic Volumes and Conditions

Figure 6, *Existing Average Daily Traffic Volumes*, of the TIA depicts the existing average daily traffic volumes. Existing average daily traffic volumes were obtained from the latest California Department of Transportation/County of Riverside traffic volumes, or were factored from peak hour counts obtained and modified by Kunzman Associates, Inc. in July 2014 (see Appendix C, *Traffic Count Worksheets*, of the TIA), using the following formula for each intersection leg:

$$\text{PM Peak Hour (Approach + Exit Volume)} \times 12 = \text{Leg Volume.}$$

This is a conservative estimate and may over estimate the average daily traffic volumes.

It should be noted that construction is currently occurring at the intersection of California Avenue and Florida Avenue (SR-74) due to the SR-74 Curve Widening Project. The westbound and eastbound through travel lanes have been reduced from two lanes to one lane, the southbound shared through/left turn lane has been blocked off to only allow southbound right turns, and signage for right turns only occurs for the northbound turning movements.

Historical traffic counts from January 2013 for this intersection, as well as the intersection of Warren Avenue and Florida Avenue (SR-74), were obtained. The southbound left and through turning movements and northbound left and through turning movements for the intersection of California Avenue and Florida Avenue (SR-74) from the historical traffic counts were added to the current traffic counts. In addition, the historical traffic counts were compared to the existing traffic counts with the historical traffic counts having an average (between the two intersections) increase of traffic of 9.74% during the morning peak hour and 13.19% during the evening peak hour. As such, the existing traffic counts for all study area intersections were increased by 11.93% (9.74% x 2% annual growth rate) during the morning peak hour and 15.45% (13.19% x 2% annual growth rate) during the evening peak hour.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These modifications to the existing counts were conducted to account for the SR-74 Curve Widening Project construction impacts as well as to adjust for traffic operations when schools are in session and other factors that can lead to an underreporting of traffic during the summer. In addition, southbound left/through and northbound left/through turning movement volumes for the intersection of California Avenue and Florida Avenue (SR-74) were manually added to reflect turning movements without construction.

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix D, *Explanation and Calculation of Intersection Delay*, of the TIA). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The existing delay and Level of Service for intersections in the vicinity of the Project are shown in Table 1, *Existing Intersection Delay and Level of Service*, of the TIA. Existing delay is based upon manual morning and evening peak hour intersection turning movement counts obtained and modified by Kunzman Associates, Inc. in July 2014 (see Figure 7, *Existing Morning Peak Hour Intersection Turning Movement Volumes*, and Figure 8, *Existing Evening Peak Hour Intersection Turning Movement Volumes*, of the TIA). Traffic count worksheets are provided in Appendix C, *Traffic Count Worksheets*, of the TIA.

The study area intersections currently operate within acceptable Levels of Service during the peak hours for existing traffic conditions, except for the following study area intersections that currently operate at unacceptable Levels of Service during the peak hours, without improvements:

- California Avenue (NS) at:
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing delay worksheets are provided in Appendix D, *Explanation and Calculation of Intersection Delay*, of the TIA.

Existing Traffic Signal Warrant Analysis

Traffic signals appear to currently be warranted at the following study area intersections for Existing traffic conditions (see Appendix E, *Traffic Signal Warrant Worksheet*, of the TIA):

- California Avenue (NS) at:
 - Devonshire Avenue (EW) - #2
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The unsignalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the California Manual of Uniform Traffic Control Devices (January 2012).

Principal Findings

The Project is projected to generate approximately 1,222 daily vehicle trips, 73 of which occur during the morning peak hour and 90 of which occur during the evening peak hour.

A total of 68 other developments that are under construction or being processed concurrently in the study area have been accounted for in this traffic impact analysis. It should be noted that many other developments are under construction or being processed concurrently in the vicinity of the Project, but were not included in this analysis as the trips distributed onto the study area roadway network from these other developments are projected to be less than significant.

According to the County Guidelines, three (3) scenarios were analyzed in the TIA:

- Existing Plus Project traffic conditions;
- Existing Plus Ambient Growth Plus Project traffic conditions;
- Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions; and
- Existing Traffic Signal Warrant Analysis.

These scenarios are summarized below. For a greater, detailed discussion of these scenarios, please refer to Chapter V, *Traffic Analysis*, of the TIA.

Existing Plus Project Traffic Conditions

For Existing Plus Project traffic conditions, the following study area intersections are projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

- California Avenue (NS) at:
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing Plus Ambient Growth Plus Project Traffic Conditions

For Existing Plus Ambient Growth Plus Project traffic conditions, the following study area intersection is projected to operate at unacceptable Levels of Service during the evening peak hour, without improvements:

- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing Plus Ambient Growth Plus Project Plus Cumulative Traffic Conditions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions, the following study area intersection is projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

Existing Traffic Signal Warrant Analysis

Traffic signals appear to currently be warranted at the following study area intersections for Existing traffic conditions (see Appendix E of the TIA):

- California Avenue (NS) at:
 - Devonshire Avenue (EW) - #2
 - Florida Avenue (SR-74) (EW) - #3
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #4

The unsignalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the California Manual of Uniform Traffic Control Devices (January 2012).

Recommendations

Site-specific circulation and access recommendations are depicted on Figure 36, *Circulation Recommendations*, of the TIA.

The following intersection improvements are required for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions:

- California Avenue (NS) at:
 - Devonshire Avenue (EW) - #2
 - Install Traffic Signal
- Warren Avenue (NS) at:
 - Devonshire Avenue (EW) - #41
 - Construct NB Left Turn Lane
 - Construct Additional NB Through Lane
 - Construct SB Left Turn Lane
 - Construct Additional SB Through Lane
 - Construct EB Left Turn Lane
 - Construct WB Left Turn Lane
 - Install Traffic Signal

Condition of Approval 90.TRANS 001 states:

¹ The proposed project does not contribute 50 peak hour trips to the Warren Avenue/Devonshire Avenue intersection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"Prior to the issuance of an occupancy permit, the Project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824."

In addition, the proposed Project will be required to pay the appropriate Development Impact Fee (DIF), prior to the issuance of a building permit.

The following Conditions of Approval address Transportation/Traffic:

- 10.PLANNING 012 (MAP - ORD NO. 659 (DIF));
- 10.TRANS 005 (MAP – TS/CONDITIONS);
- 50.TRANS 002 (MAP – STRIPING PLAN);
- 50.TRANS 003 (MAP – SOILS);
- 50.TRANS 004 (MAP – CORNER CUT-BACK I/SUR);
- 50.TRANS 007 (MAP – DEDICATION);
- **50.TRANS 009 (MAP – SECONDARY ACCESS);**
- 50.TRANS 010 (MAP – INTERSECTION/50' TANGENT);
- 50.TRANS 011 (MAP – IMP PLANS);
- 50.TRANS 012 (MAP – CONSTRUCT RAMP);
- **50.TRANS 013 (MAP – TS/DESIGN);**
- **50.TRANS 014 (MAP – TS/GEOMETRICS);**
- 50.TRANS 015 (MAP – STREET NAME SIGN);
- 90.TRANS 001 (MAP - WRCOG TUMF); and
- **90.TRANS 006 (MAP – TS/INSTALLATION).**

Compliance with these standard conditions and mitigation measures (denoted in ***bold***) will ensure that Project impacts remain less than significant. No additional mitigation is required.

c) On-Site and Off-Site

None of the on- or off-site Project components will change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. No impacts are expected from the Project and no mitigation is required.

d) On-Site and Off-Site

None of the on- or off-site Project components will alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project and no mitigation is required.

e) On-Site and Off-Site

None of the on- or off-site Project components will create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) On-Site and Off-Site

The Project will have an incremental effect the County maintained road system. Increase trips will result in an incremental need for maintenance of the roadways. The Project will offset this impact by being added to the County's list of roadways that have continuing, on-going maintenance as part of the annual County maintenance operations. Any impacts are considered less than significant from the Project. No additional mitigation is required.

g) On-Site and Off-Site

Construction of the proposed on- and off-site Project components may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. These impacts will be short-term, and coordinated through a construction traffic management plan. This plan is a standard requirement and not considered unique mitigation under CEQA. Any impacts will be considered less than significant. No additional mitigation is required.

h) On-Site and Off-Site

The Project will not result in inadequate emergency access or access to nearby uses. The Project will take access to an existing, improved roadway that is part of an adopted emergency response plan or an emergency evacuation plan. The Project will also be installing a secondary access for the use of the existing and future residents of Reinhardt Canyon and this is a Project benefit. Any impacts are considered less than significant. No mitigation is required.

i) On-Site and Off-Site

None of the Project components will result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There is no bus service in adjacent to the Project site; however, Riverside Transit Agency Routes 27 and 212 are in the Project vicinity, along Florida Avenue (SR-74). No impacts are anticipated. No mitigation is required.

Mitigation: Conditions of Approval 50.TRANS 009 (MAP – SECONDARY ACCESS), 50.TRANS 013 (MAP – TS/DESIGN), 50.TRANS 014 (MAP – TS/GEOMETRICS); and 90.TRANS 006 (MAP – TS/INSTALLATION).

Monitoring: Monitoring shall be provided by the County Transportation Department.

44. Bike Trails

Sources: Figure 8, *Trails and Bikeways* (SJVAP)

Findings of Fact:

On-Site and Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Figure 8, Trails and Bikeways of the SJVAP, no bike trails are required adjacent to, or within the proposed Project component sites. No impacts are anticipated. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the Project

45. Water

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

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

Sources: Department of Environmental Health Review, SAN 53 Letter from Riverside County Department of Environmental Health dated December 1, 2010 (Appendix A, *References*), and Eastern Municipal Water District Urban Water Management Plan <http://www.emwd.org/meet-emwd/news-information/emwd-publications/reports-plans-and-studies/urban-water-management-plan>

Findings of Fact:

a,b) On-Site

The proposed Project is forecast to create a demand approximately 300 gallons per day per capita (gpd/capita). Assuming three persons per unit and 332 maximum units, the proposed Project will generate a demand for up to 298,800 of water per day at buildout. This includes both the proposed land use and the individual lot landscaping. A review of the EMWD 2010 Urban Water Management Plan (2011) documents the water availability for this Project and the whole EMWD service area, when the water shortage contingency plan and demand management measures are taken into account. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements. Any impacts are considered less than significant. No additional mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (a roadway and sewer), the Project will 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; or, have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

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

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Department of Environmental Health Review

Findings of Fact:

a,b) On-Site

A daily wastewater generation rate is about 250 gallons per day (gpd) per unit. Assuming 332 units at build-out, the proposed Project is forecast to generate up to 83,000 gallons of wastewater per day. This wastewater will be delivered to Eastern's Temecula Valley Regional Water Reclamation Facility. According to the EMWD website this facility currently has typical daily wastewater flows of 12 million gallons per day. The plant's capacity is 18 mgd. The Project's 0.083 mgd generation of wastewater would consume 0.1 percent of the remaining capacity. This consumption of capacity will not cause the construction of new wastewater treatment facilities. Thus, the proposed Project will consume some capacity of the existing Water Reclamation Facility, but the level of adverse impact is considered less than significant. No additional mitigation is required.

Off-Site

The roadway Off-Site component will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects; or, 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. No impacts are anticipated. No mitigation is required.

The Off-Site facilities sewer component will be required to connect the Project to the existing facilities. The impacts from the construction from this sewer component have been analyzed in every Section of this EA. As it pertains to this issue, this Project component will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects; or, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition to the provider's existing commitments. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

47. Solid Waste

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

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

Source: Riverside County General Plan.

Findings of Fact:

a,b) On-Site and Off-Site

The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

According to Condition of Approval 80.BS PLNCHK 001:

"GREEN BUILDING CODE (Non Residential): Included within the building plan submittal to the building department, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the Project, or salvage for future use or sales;
2. Determines if materials will be sorted on site or mixed;
3. Identifies diversion facilities where material collected will be taken; and
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both."

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

a) On-Site

Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the General Plan for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (a roadway and sewer), the Project will not impact electricity 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. No impacts are anticipated. No mitigation is required.

b) On-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project will have an incremental effect on gas facilities. Since the proposed Project is consistent with the General Plan for the proposed Project site, gas planning needs have been taken into consideration in the short- and long-term planning by Southern California Gas. Therefore, implementation of the proposed Project will not impact gas 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. Any impacts are considered less than significant. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (a roadway and sewer), the Project will not impact gas 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. No impacts are anticipated. No mitigation is required.

c) On-Site and Off-Site

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.

d) On-Site and Off-Site

Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.

e) On-Site

Street lights will be installed along California Avenue and on the internal streets for TR 36337. Environmental effects pertaining to Mt. Palomar and Other Lighting Issues are discussed in Sections 2 and 3 of this EA, respectively. That analysis indicated that any impacts would be considered less than significant with the adherence to standard conditions. The following Conditions of Approval address street lights: 50.TRANS 005 (MAP – LIGHTING PLAN), 50.TRANS 006 (MAP – ANNEX L&LMD/OTHER DIST), 90.TRANS 002 (MAP – STREET LIGHTS INSTALL), and 90.TRANS 004 (MAP – ANNEX L&LMD/OTHER DIST). Compliance with these standard conditions will ensure that Project impacts remain less than significant. No additional mitigation is required.

Off-Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No street lighting is proposed for the Off-Site Project components. Therefore, implementation of these Project components will not impact the street lighting 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. No impacts are anticipated. No mitigation is required.

f) On-Site and Off-Site

The proposed Project components will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.

g) On-Site and Off-Site

The proposed Project components will not have an impact on other governmental services not discussed in other Sections of this EA. No mitigation will be required.

h) On-Site

The proposed Project must incorporate all of the current energy conservation design measures established by State law under Title 24. These requirements will be met for the new structures that will be installed if the proposed Project is approved. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

i) Energy Conservation

a. Would the Project conflict with any adopted energy conservation plans?

Source: Project application materials.

Findings of Fact:

a) On-Site

Refer to the discussion under Issue 48 above. The Project will comply with all Title 24 energy conservation requirements. No conflict with any adopted energy conservation plans would occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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if the proposed Project is implemented. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Off-Site

Due to the nature of the Off-Site facilities (roadway and sewer), this issue is not applicable. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

- j) 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?

Sources: Staff review, Project Application Materials, and EA.

Findings of Fact:

Implementation of the proposed Project does not 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. Please reference the discussion in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 (Cultural Resources – Historical Resources) and Section 9 (Cultural Resources – Archaeological Resources). Any impacts are considered less than significant. Standard conditions and mitigation measures will apply to the proposed Project.

- k) 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 other current Projects)?

Source: Staff review, Project Application Materials, and EA.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Any impacts are considered less than significant. Standard conditions and mitigation measures will apply to the proposed Project.

l) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Staff review, Project Application Materials, and EA.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions and mitigation measures will apply to the proposed Project.

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

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

Earlier Analyses Used, if any: N/A

Earlier Project-Specific Analyses Used, if any: N/A

Location Where Earlier and Project-Specific Analysis, if used, are available for review: N/A

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

Appendix A, *References*

Appendix A, References

- *Meadowview Conceptual Design Manual*, prepared by United Engineering Group, dated October 6, 2014
- *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014
- *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014
- *Nesting Season Survey Burrowing Owl (*Athene cunicularia hypugaea*) Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014
- *MSHCP Consistency Analysis for County of Riverside Beech Street Road Extension Project*, prepared by Chad Young Senior Ecological Resources Specialist,
- *RCA Joint Project Review (JPR), JPR# 14-09-22-01*, prepared by the Western Riverside County Regional Conservation Authority (RCA), dated October 9, 2014
- *Jurisdictional Delineation of Waters and Wetlands, Canyon Trails Specific Plan 05-2*, prepared by Principe and Associates, dated January 3, 2006
- *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007
- *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005
- *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012
- *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014
- *Updated Phase I Environmental Site Assessment*, prepared by EnGEN Corporation, dated July 24, 2014
- *Phase I Environmental Site Assessment Canyon Trails*, prepared by EnGEN Corporation, dated August 11, 2005
- *Project Specific Final Water Quality Management Plan, Tentative Tract No. 36337*, prepared by United Engineering Group CA, Inc., dated June 23, 2014
- *Preliminary Drainage Report for Meadowview Riverside County, CA Study for the Small Barn Winery*, prepared by United Engineering Group CA, Inc., dated June 17, 2014
- *Reinhardt Canyon Project (TR36337) Noise Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 31, 2014

- *Reinhardt Canyon Project (TR36337) Traffic Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 24, 2014
- SAN 53 Letter from Riverside County Department of Environmental Health dated December 1, 2010

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CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36337 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36337, Amended No. 3, dated June 26, 2014.

CHANGE OF ZONE= Change of Zone No. 07839.

EXHIBIT F= Fee Exhibit for the TENTATIVE MAP, dated September 24, 2014.

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

DESIGN MANUAL = Project R-4 Design Manual, dated September 24, 2014.

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule A subdivision of 176.62 acres into 332 age restricted residential lots with a minimum lot size of 3,600 square feet and 27 lettered lots.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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

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10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - 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.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36337 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EMWD as well as all other applicable agencies. Please note that any existing septic systems and/or wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 INDUSTRIAL HYGIENE RECOMMND

Based on the information provided to County of Riverside, Industrial Hygiene (IH), no noise study shall be required for Tract Map#36337. However, IH reserves the right to regulate in accordance with local and state regulations should further information indicate the requirements.

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.

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10. GENERAL CONDITIONS

10.FIRE. 2

MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract Map 36337, amendment number 4, proposes a 176.62 acre Schedule A subdivision into 332 residential lot sizes ranging from 3,600 square foot (sf.) to 15,692 sf and 29 lettered lots. The site is located in the Reinhardt Canyon area, north of Tres Cerritos Drive and west of California Avenue.

Reinhardt Canyon is a unique valley located at the easterly edge of the Lakeview Mountains near the City of Hemet. The canyon consists of a broad alluvial plain that generally drains from north to south, surrounded by moderately steep hills. The proposed subdivision is located essentially at the mouth of the canyon and is subject to two distinct flood hazards; i) flooding associated with the alluvial plain and ii) flooding resulting from the runoff emanating from the adjacent hillsides. As a result, much of the area proposed for development lies within an Ordinance No. 458 designated floodplain.

The principal flood hazard is associated with the Reinhardt Canyon watershed, measuring approximately 1.7 square miles.

The canyon floor is an unconfined alluvial plain which does not exhibit a single distinct flow path. Aerial photographs of the area indicate a stream that is in flux and cannot be adequately represented by conventional riverine hydraulic modeling. Most of the proposed lots appear to be located within this mapped floodplain. Additionally, runoff from the hills located to the west must traverse through the project site affecting a number of lots that are located outside the floodplain.

The current Exhibit, Amendment number 4, dated September, 2014 depicts a debris basin located on the east side of California Ave, which is proposed to be maintained by the

TRACT MAP Tract #: TR36337

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

District. While the basin shown does not show perimeter access and access to the bottom of the basin, there appears to be enough surrounding area within this tract to be used for this purpose. The basin outlets into a triple-cell, reinforced concrete box culvert facility that crosses California Avenue and outlets into a concrete trapezoidal channel, parallel to the west side of California Avenue.

The concrete channel continues southerly through three culvert crossings, which include the access road to the Maze Stone Village mobile home Park, Tract 36337 Street "A", and the Southern California Edison easement. Thereafter, the channel outlets into an existing earthen channel. The concrete system is proposed to be maintained by the District, however, the exhibit is missing details regarding access to the bottom of the channel. There appears to be enough area within the tract to accommodate the access requirements. An offsite drainage report dated September 22, 2014 attempts to quantify channels and culverts with velocities less than 20 fps and a viable confluence into the existing earthen channel. (Four Seasons Channel). Four Seasons Channel provides flood protection to the Heartland residential Community located just south of this project, which falls within the Hemet City Limits. This channel is owned by Heartland Communities. The applicant must obtain permission from the Heartland Communities to connect and reconstruct the existing Four Seasons channel. Permission to reconstruct the channel, culverts, inlets and encroachment within the existing sewer easement (instrument number 451814) will be required. It is understood at the writing of this report, that eminent domain may be required at these locations..

The applicant shall secure the full right of way width necessary for 1) the Four Seasons Channel reconstruction, 2) drainage improvements along the north side of "A" Street within APN 455-090-047, 3) drainage improvements within Sewer Easement of APN 455-090-044 and 4) drainage improvements within the Maze Stone Village mobile home park access road of APN 455-090-041 and 44. During the plan check phase of this project's final engineering, should the applicant not be able to secure the necessary rights of way, the applicant may submit a written request to the District requesting the District and/or County start condemnation proceedings to secure the necessary rights of way in accordance with the procedures stated in County

TRACT MAP Tract #: TR36337

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

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

RECOMMND

Ordinance No. 460.3.2.j. If the requirements of subsections J.1., J.2. and J.3. have been met and the applicant is unable to meet the requirements of subsection J.4., the eminent domain proceedings shall be instituted. All costs associated with securing the necessary rights of way shall be paid for by the applicant.

From the hillsides to the west, the project proposes to collect flows, with a large debris basin and several smaller storm drain inlet systems that will convey flows through the tract and to the upstream end of the Four Seasons Channel. The Streets are configured appropriately as emergency escape routes that eventually drain to the tract's increased runoff basin and then into the Four Season's channel. The small inlets, outside of street right of way, are being proposed to be maintained by the Home Owners Association (HOA), however the large debris basin(s) would need to be maintained by a Public Agency. While the basin(s) shown do not show perimeter access and access to the bottom of the basin, there appears to be enough surrounding area within this tract to be used for this purpose. Also from the west is an offsite area, approximately 100 acres, that is proposed to be collected by a V-ditch, behind the "A" Street lots. This ditch shall convey the flows of excess of 10 cfs between the lots to "A" Street.

The development of this site would increase peak flow rates upon downstream property owners and shall be mitigated for based upon the District's Increased Runoff Criteria.. The downstream infrastructure has been designed and constructed based upon existing land-use hydrology and thus, does not serve as an adequate outlet. The District received a preliminary onsite drainage report, dated June 17, 2014 which allocates a large basin solely for the use of increased runoff and not for water quality. The proposed development of this site would adversely impact water quality. The Preliminary WQMP Report dated June 23, 2014 shows many small bioretention basins being proposed within the tract to mitigate for LID water quality standards. Approximately 3,000 feet of new Beech Street roadway with "all weather surface" is being proposed with this project. If the street is designed with an impervious surface, the street will need to be mitigated for water quality in the Final WQMP Report which will be reviewed during the plan check phase.

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10. GENERAL CONDITIONS

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

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

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

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES

RECOMMND

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

10.FLOOD RI. 10 MAP GREENBELT FACILITY MAINT

RECOMMND

In addition to a concrete lined channel, the developer has also proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA

RECOMMND

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

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value,

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10. GENERAL CONDITIONS

10.FLOOD RI. 11

MAP GREENBELT CH DGN CRITERIA (cont.)

RECOMMND

unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 12

MAP INCREASED RUNOFF

RECOMMND

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

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

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

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

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

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

The basin(s) and outlet structure(s) must be capable of

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10. GENERAL CONDITIONS

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

passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

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

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

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

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

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

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA (cont.) RECOMMND

unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

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

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

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

PARKS DEPARTMENT

10.PARKS. 1 MAP - PARK PLAN RECOMMND

The applicant shall provide park plan for both park sites to the Riverside County Regional Park and Open-Space District for review and approval. The trail will follow California Avenue in Phase I and complete connection in Phase II.

10.PARKS. 2 MAP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

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10. GENERAL CONDITIONS

10.PARKS. 3

MAP - TRAIL GRADING (cont.)

RECOMMND

The applicant shall provide a trail system using County of Riverside Community Trail Standards No. 4001 as identified in the County of Riverside Regional Park and -Space District Trail Development Standard. No additional dedication is required to the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 3 MAP - ARCHO MONIT FIRE FUELS RECOMMND

Archaeological monitoring shall be required for all fire hazard fuels reduction activities within designated fuels modification zones within the project boundaries. The monitoring shall be done by a County-certified professional archaeologist. A report of findings and results of each fuels reduction activity shall be filed with the County Archaeologist on an annual basis.

10.PLANNING. 4 MAP- MAP ACT COMPLIANCE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 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. 10 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,500 square feet.
- J. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

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10. GENERAL CONDITIONS

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 fees collected.

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

10.PLANNING. 13

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.

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP- REQUIRED MINOR PLANS

RECOMMND

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

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

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

10.PLANNING. 15

MAP - DESIGN GUIDELINES

RECOMMND

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

10.PLANNING. 16

MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall prevent all off-highway vehicles from using the property.

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10. GENERAL CONDITIONS

10.PLANNING. 17 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. 19 MAP - PRESERVE RESOURCES RECOMMND

Archaeological site CA-RIV-1060 (Northern Locus), CA-RIV-2902/2904, and CA-RIV-2907 shall be avoided and preserved in place through project design and protected within a designated open space lot(s). Site Preservation Plans (SPPs) for the three sites shall be included in the Cultural Resources Management Plan (CRMP).

10.PLANNING. 20 MAP - GEO02306 RECOMMND

County Geologic Report (GEO) No. 2306 submitted for this project (TR36337) was prepared by EnGEN Corporation and is entitled: "Geotechnical/Geological Engineering Study, Canyon Trails, Assessor's parcel Number: 455-080-004, 455-090-009, -023, -024, -027, -031, -035, -037, -038, -041, -044, and -046, California Avenue and Tres Cerritos Avenue, Hemet Area, County of Riverside, California", dated December 21, 2005. In addition, the EnGEN prepared the following documents for this project:

"Updated Geotechnical Report Review, Geotechnical/Geologic Engineering Study - TTM36337", dated September 10, 2012.

"Response to Planning Department Review, County Geologic Report No. 2306, dated November 15, 2012", dated August 13, 2014.

These documents are herein incorporated as a part of GEO02306.

GEO02306 concluded:

- 1.No active faults traverse the site.
- 2.The potential for fault rupture at the site is low.
- 3.The consultant should address the historic high and anticipated high groundwater level for this site. Liquefaction analysis should be performed with consideration of the most conservative water level.

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO02306 (cont.)

RECOMMND

4. There is a potential for rockfall along the large natural slopes along the western portion of the site.

5. The site is subject to the potential of settlement due to liquefaction. Total settlement due to liquefaction was calculated to range between 1.0 and 3.7 inches. Differential settlement is estimated as half of the total settlement.

6. No debris flows were observed on the site.

7. The likelihood of a seiche impacting the site is considered low.

8. The likelihood of a tsunami impacting the site is considered extremely low.

GEO02306 recommended:

1. Large rounded boulders should be removed from the slopes prior to development

2. All undocumented fill should be removed. Removals in alluvial areas north and south of the existing trailer park and its access road should be made to a minimum depth of 13-feet below existing grades or until competent alluvium or bedrock have been encountered.

GEO No. 2306 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2306 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 21

MAP - SINGLE STORY REQ.

RECOMMND

All residential units on the map shall be single story.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - TANK COLOR MM

RECOMMND

Prior to the issuance of building permit for the reservoir, the applicant shall submit a Plot Plan to the Planning Department. Said Plot Plan shall provide screening mechanisms, including, but not be limited to: painting the reservoir a neutral color so that it blends better into its setting, as well as planting trees and shrubs to add further screening. Screening of the reservoir shall be to the satisfaction of the Director of Planning.

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.

10.TRANS. 3 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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

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. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

California Avenue (NS) at:
 Devonshire Avenue (EW)
 Florida Avenue (SR-74) (EW)
 Project Access (EW)

Warren Road (NS) at:
 Devonshire Avenue (EW)
 Florida Avenue (SR-74) (EW)

As such, the proposed project is consistent with this

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - TS/CONDITIONS (cont.) RECOMMND

General Plan policy.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

20.PLANNING. 3 MAP - AMEND PER COND RECOMMND

Within 10 days of the approval of the Tentative Map by the Board of Supervisors the applicant shall provide an amended version of the map for approval by the Director of Planning which shall incorporate the following changes:

-The map shall add the temporary easement for pedestrian and vehicular access as shown in the Document recorded April 15, 2005 as Instrument No. 0299551.

-The map shall show access to APN 455-080-024 such that an access point near the intersection of Street "J" and Street "O" connects to the existing dirt road just north of the proposed lots as shown on the approved Tentative Tract Map. The map revision may cause the shifting, elimination and/or relocation of one or more the lots.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

approval. The conceptual grading plan shall comply with the following:

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA (cont.) RECOMMND

contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

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

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

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

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

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

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

50.FLOOD RI. 9

MAP SUBMIT FINAL WQMP

RECOMMND

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

50.FLOOD RI. 10

MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PARKS. 4 MAP - INTERNAL TRAIL (cont.) RECOMMND

"O", Street "L", Street "A", Street "H."

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R4 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - REQUIRED CHANGE OF ZONE RECOMMND

No FINAL MAP shall record until a Change of Zone have been approved and adopted revising the zoning to R-4 by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to a County Service Area or provide evidence that the CSA does not desire an annexation.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area 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. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 14 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4683 was prepared for this property on May 2007 by ASM Affilates, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report, and in accordance

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50.PLANNING. 14 MAP- ECS NOTE ARCHAEOLOGICAL (cont.) RECOMMND

with a Cultural Resources Management Plan approved by the County of Riverside."

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

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

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

50.PLANNING. 25 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 27, 2010, generally summarized as follows:

Prior to issuance of a building permit for EACH PHASE, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP should identify the materials that will be generated by construction and development, projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities, and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Prior to issuance of an occupancy permit for EACH PHASE, evidence (receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Hazardous materials are not accepted at Riverside County landfills and any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP - AGENCY CLEARANCE (cont.) RECOMMND

Use of mulch and/or compost in the development and maintenance of landscaped areas and consider xeriscaping and the implementation of drought tolerant/ low maintenance vegetation within the project area.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

50.PLANNING. 32 MAP - OFFSITE CONSERVATION

RECOMMND

PRIOR TO THE RECORDATION OF THE TENTATIVE MAP the applicant shall provide evidence to Planning that all offsite areas required for General Plan Consistency, through the use of clustering, are permanently conserved. Said conservation may be through easements, land dedication, or similar mechanism acceptable to the Director of Planning. More specifically the offsite areas shall include the 33.5 acre property, the 16.7 acre property and 63 acre property illustrated on EXHIBIT F.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP - ECS AG NOTICE

RECOMMND

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

"No agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial or personal purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be perceived as a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

50.PLANNING. 34

MAP - AG NOTIFICATION

RECOMMND

PRIOR TO MAP RECORDATION, the land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of horse ranches and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be similar to the notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 35

MAP - HYDROLOGY STUDY HEMET

RECOMMND

PRIOR TO MAP RECORDATION, all hydrology and water quality studies shall be provided to the City of Hemet for review.