

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



Cell B

FORM APPROVED COUNTY COUNSEL
BY: *JAMES E. BROWN* DATE: *2/9/16*
Departmental Concurrence

FROM: TLMA – Planning Department

SUBMITTAL DATE:

February 3, 2016

SUBJECT: CHANGE OF ZONE NO. 7867, ORDINANCE NO. 348.4823, AND TENTATIVE TRACT MAP NO. 36894 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – REQUEST: The change of zone proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. Deposit based funds 100%.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4823 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Benoit
Nays: None
Absent: None
Date: February 9, 2016
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7867, ORDINANCE NO. 348.4823, AND TENTATIVE TRACT MAP
NO. 36894**

DATE: February 3, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: The Planning Commission and Staff recommend that the Board of Supervisors:

ADOPT a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42786**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 7867 to change the zoning of the project site from Residential Agricultural (R-A) to One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4823 amending the zoning in the Lake Mathews District shown on Map No. 36.059 Change of Zone No. 7867 attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36894, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary:

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).

The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. The average lot size is approximately 20,500 sq. ft. with the largest lot being 25,242 sq. ft. A small portion of the open space lot will be used for detention basins while the majority of the site will be conserved. Access streets will be public and the open space lots will be HOA owned. This is an in fill project and the proposed lots along Praed Street are designed to match existing homes on the westerly side of Praed Street.

The project is located southeasterly corner of McAllister Parkway and Praed Street in the unincorporated Riverside County in Riverside.

The project was scheduled to be heard at the January 20, 2016 Planning Commission hearing and was then continued to the February 3rd, 2016 Planning Hearing. At the February 3rd, 2016 hearing the Planning Commission heard public testimony, discussed and recommended approval of the project.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission. AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on July 13, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. No response was received within the 30-day time frame.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7867, ORDINANCE NO. 348.4823, AND TENTATIVE TRACT MAP
NO. 36894**

DATE: February 3, 2016

PAGE: Page 3 of 3

ATTACHMENTS:

- A. ORDINANCE NO. 348.4823
- B. PLANNING COMMISSION MINUTES
- C. PLANNING COMMISSION STAFF REPORT

ORDINANCE NO. 348.4823

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Lake Matthews District Zoning Plan Map No. 36.059, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lake Matthews District, Map No. 36.059 Change of Zone Case No. 7867," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

By: [Signature] Chairman, Board of Supervisors JOHN J. BENOIT

ATTEST:

KECIA HARPER-IHEM Clerk of the Board

By: [Signature] Deputy

(SEAL)

APPROVED AS TO FORM January 29, 2016

By: [Signature] MELISSA R. CUSHMAN Deputy County Counsel

MRC:sk 1/29/16

G:\Property\MDusek\CZ ZONING ORD & FORM11\FORMAT.348\4823.doc

FEB 09 2016 16-1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on February 9, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington Benoit and Ashley
NAYS: None
ABSENT: None

DATE: February 9, 2016

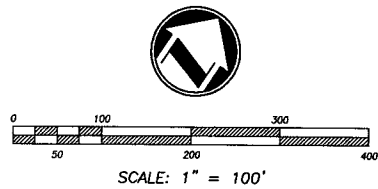
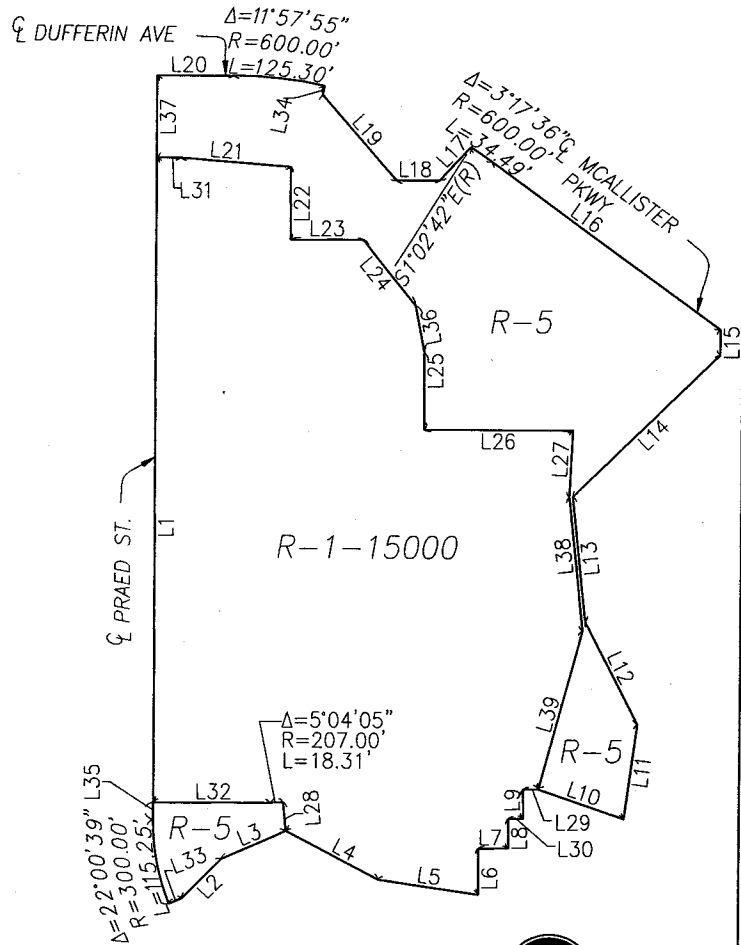
KECIA HARPER-IHEM
Clerk of the Board
BY *Karim Basha*
Deputy

SEAL

SEC. 30, T.3S.,R. 5W. S.B.M.

Line Table		
Line #	Length	Direction
L1	867.001	S33° 37' 38.00"E
L2	74.685	S11° 04' 32.00"W
L3	94.691	N32° 57' 32.00"E
L4	141.348	N83° 40' 32.00"E
L5	137.292	N64° 54' 32.00"E
L6	62.367	S33° 37' 38.62"E
L7	40.000	S56° 22' 22.00"W
L8	40.000	S33° 37' 38.00"E
L9	40.000	S33° 37' 38.00"E
L10	122.060	N75° 22' 22.00"E
L11	128.310	S25° 37' 38.00"E
L12	156.000	S60° 37' 38.00"E
L13	168.210	S39° 37' 38.00"E
L14	275.380	S12° 22' 22.00"W
L15	34.708	S33° 35' 46.00"E
L16	381.770	S87° 45' 06.00"E
L17	60.808	N09° 22' 37.00"E
L18	58.984	N56° 22' 34.00"E
L19	152.062	S75° 07' 38.00"E
L20	103.146	N56° 22' 34.00"E
L21	149.482	N60° 58' 30.13"E
L22	97.006	S33° 37' 38.00"E
L23	99.054	N56° 22' 22.00"E
L24	113.997	S72° 38' 57.77"E
L25	104.734	S33° 37' 33.45"E
L26	200.837	N56° 22' 26.55"E
L27	90.131	S30° 32' 17.74"E
L28	38.983	N38° 41' 42.59"W
L29	20.000	S56° 22' 22.00"W
L30	20.000	S56° 22' 22.00"W
L31	33.000	S56° 22' 22.00"W
L32	157.999	N56° 22' 22.00"E

Line Table		
Line #	Length	Direction
L33	20.000	S34° 24' 38.37"W
L34	12.230	S21° 39' 31.14"E
L35	23.758	N33° 34' 42.37"W
L36	63.618	S44° 39' 48.73"E
L37	109.301	N33° 37' 38.00"W
L38	180.992	S39° 37' 38.00"E
L39	221.088	S18° 12' 08.21"E



- R-1-15000 ONE-FAMILY DWELLINGS, 15,000 S.F. MINIMUM
- R-5 OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS

MAP NO. 36.059
 CHANGE OF OFFICIAL ZONING PLAN
 LAKE MATTHEWS DISTRICT

CHANGE OF ZONE CASE NO. 7867
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4823

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 136-110-004; 005; 008; 021; 022



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: January 19, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: CHANGE OF ZONE NO. 7867 (CZ07867) AND TENTATIVE TRACT NO. 36894 (TR36894)
(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Please schedule for the 02/09/2016 BOS

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2016 JAN 19 PM 12:35

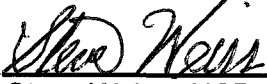
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Damaris Abraham
Planning Commission: February 3, 2016
Continued From: January 20, 2016

CHANGE OF ZONE NO. 7867
TENTATIVE TRACT MAP NO. 36894
Environmental Assessment No. 42786
Applicant: Griffin Residential
Engineer/Representative: Adkan Engineers


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).

The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. The average lot size is approximately 20,500 sq. ft. with the largest lot being 25,242 sq. ft. A small portion of the open space lot will be used for detention basins while the majority of the site will be conserved. Access streets will be public and the open space lots will be HOA owned. This is an in fill project and the proposed lots along Praed Street are designed to mimic existing homes on the westerly side of Praed Street.

The project is located southeasterly corner of McAllister Parkway and Praed Street in the unincorporated Riverside County in Riverside.

FURTHER PLANNING CONSIDERATIONS:

February 3, 2016

The project was continued from the January 20, 2016 Planning Commission Hearing since the applicant was not in attendance. Two (2) neighbors were present to speak regarding the project. Since the project was being continued to the February 3, 2016 hearing, both neighbors indicated that they will provide their comments at the next hearing date.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | City of Riverside to the north
Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural (R-A) |
| 4. Proposed Zoning (Ex. #3) | One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5) |
| 4. Surrounding Zoning (Ex. #2): | City of Riverside to the north |

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west |
| 6. Surrounding Land Use (Ex. #1): | Vacant
City of Riverside to the north which includes Residential Agricultural uses
Single family residences to the south, east, and west |
| 7. Project Data: | Total Acreage: 14 Acres
Total Proposed Lots: 24
Proposed Min. Lot Size: 15,000 square-feet
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42786, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7867 to change the zoning of the project site from Residential Agricultural (R-A) to One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36894, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) on the Lake Matthews/Woodcrest Area Plan.
2. The Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) land use designation allows single-family detached residences on large parcels of ½ to 1 acre. Open Space, Habitat & Natural Resource Preservation Policy LU 8.4 allows development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. The project proposes the clustering of the 22 proposed lots in one portion of the 14-acre site, and approximately 4.4 acres of the site will be preserved as open space. The ratio of dwelling units per area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) of one to two dwelling units per acre.

3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west. The City of Riverside is located to the north.
4. The proposed zoning for the subject site is One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).
5. The proposed subdivision is consistent with the required lot area dimensions and development standards set forth in the R-1-15000 and R-5 zones.
 - a. The development standards of the proposed R-1-15000 zone classification require a minimum lot size of 15,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 15,852 square feet.
 - b. The development standards of the proposed R-1-15000 zone classification require a minimum average depth of 100 feet. The proposed project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.
 - c. According to Section 8.101.a of Ord. No. 348, no minimum lot size is established for the zone, since this zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project.
6. The project is surrounded by properties which are zoned Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west. The City of Riverside is located to the north of the project site.
7. The proposed subdivision meets the minimum Schedule “A” tract map division requirements for streets, domestic water, fire protection, and sewage disposal.
8. Located within the project vicinity are single-family residential homes to the west, south, and east. The properties located within the City of Riverside the north contain agricultural uses.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as “Environmentally Sensitive Area” on Figure 2 of the document entitled “MSHCP Consistency Analysis and Habitat Assessment” dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the “Environmentally Sensitive Area” will be retained in a natural condition and prevent any use of the “Environmentally Sensitive Area” that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine.
10. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County’s Memorandum of Understanding with that city. During the initial review period, the project was sent to the City of Riverside for review and comments. The County received a letter dated August 27, 2015 from the City of Riverside Planning Department. The City of Riverside has identified that the City’s and County’s land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General

Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County's jurisdiction. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The letter also identifies that project site is Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The CEQA analysis for this project has evaluated this agricultural resource. The areas of the project site designated as Unique Farmland will be entirely within a conservation easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

11. The proposed project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.
12. Environmental Assessment No. 42786 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hydrology/Water Quality
 - e. Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone—Residential Developments (R-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. An WRMSCHP Cell Group; or
 - c. A Fault Zone.
3. The project site is located within:
 - a. The City of Riverside sphere of influence;
 - b. A 100-year flood plain;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Riverside Unified School District;
 - e. The Riverside County Recreation and Parks District;
 - f. An area of high liquefaction potential;
 - g. An susceptible to soil subsidence; and
 - h. An area of high paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Numbers 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022.

DA:da


Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\CZ7867 TR36894 Staff Report.2.3.16.docx

Date Prepared: 12/18/15

Date Revised: 01/22/16

Agenda Item No.: 4.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Damaris Abraham
Planning Commission: January 20, 2016

CHANGE OF ZONE NO. 7867
TENTATIVE TRACT MAP NO. 36894
Environmental Assessment No. 42786
Applicant: Griffin Residential
Engineer/Representative: Adkan Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).

The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. The average lot size is approximately 20,500 sq. ft. with the largest lot being 25,242 sq. ft. A small portion of the open space lot will be used for detention basins while the majority of the site will be conserved. Access streets will be public and the open space lots will be HOA owned. This is an in fill project and the proposed lots along Praed Street are designed to mimic existing homes on the westerly side of Praed Street.

The project is located southeasterly corner of McAllister Parkway and Praed Street in the unincorporated Riverside County in Riverside.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | City of Riverside to the north
Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural (R-A) |
| 4. Proposed Zoning (Ex. #3) | One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5) |
| 4. Surrounding Zoning (Ex. #2): | City of Riverside to the north
Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | City of Riverside to the north which includes Residential Agricultural uses |

7. Project Data: Single family residences to the south, east, and west
Total Acreage: 14 Acres
Total Proposed Lots: 24
Proposed Min. Lot Size: 15,000 square-feet
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42786, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7867 to change the zoning of the project site from Residential Agricultural (R-A) to One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36894, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) on the Lake Matthews/Woodcrest Area Plan.
2. The Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) land use designation allows single-family detached residences on large parcels of ½ to 1 acre. Open Space, Habitat & Natural Resource Preservation Policy LU 8.4 allows development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. The project proposes the clustering of the 22 proposed lots in one portion of the 14-acre site, and approximately 4.4 acres of the site will be preserved as open space. The ratio of dwelling units per area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) of one to two dwelling units per acre.
3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west. The City of Riverside is located to the north.
4. The proposed zoning for the subject site is One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).

5. The proposed subdivision is consistent with the required lot area dimensions and development standards set forth in the R-1-15000 and R-5 zones.
 - a. The development standards of the proposed R-1-15000 zone classification require a minimum lot size of 15,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 15,852 square feet.
 - b. The development standards of the proposed R-1-15000 zone classification require a minimum average depth of 100 feet. The proposed project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.
 - c. According to Section 8.101.a of Ord. No. 348, no minimum lot size is established for the zone, since this zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project.
6. The project is surrounded by properties which are zoned Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west. The City of Riverside is located to the north of the project site.
7. The proposed subdivision meets the minimum Schedule “A” tract map division requirements for streets, domestic water, fire protection, and sewage disposal.
8. Located within the project vicinity are single-family residential homes to the west, south, and east. The properties located within the City of Riverside the north contain agricultural uses.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as “Environmentally Sensitive Area” on Figure 2 of the document entitled “MSHCP Consistency Analysis and Habitat Assessment” dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the “Environmentally Sensitive Area” will be retained in a natural condition and prevent any use of the “Environmentally Sensitive Area” that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine.
10. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County’s Memorandum of Understanding with that city. During the initial review period, the project was sent to the City of Riverside for review and comments. The County received a letter dated August 27, 2015 from the City of Riverside Planning Department. The City of Riverside has identified that the City’s and County’s land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County’s jurisdiction. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The letter also identifies that project site is Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The CEQA analysis for this project has evaluated this agricultural resource. The areas of the project site designated as Unique Farmland will be entirely within a conservation

easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

11. The proposed project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.
12. Environmental Assessment No. 42786 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hydrology/Water Quality
 - e. Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone–Residential Developments (R-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. An WRMSCHP Cell Group; or

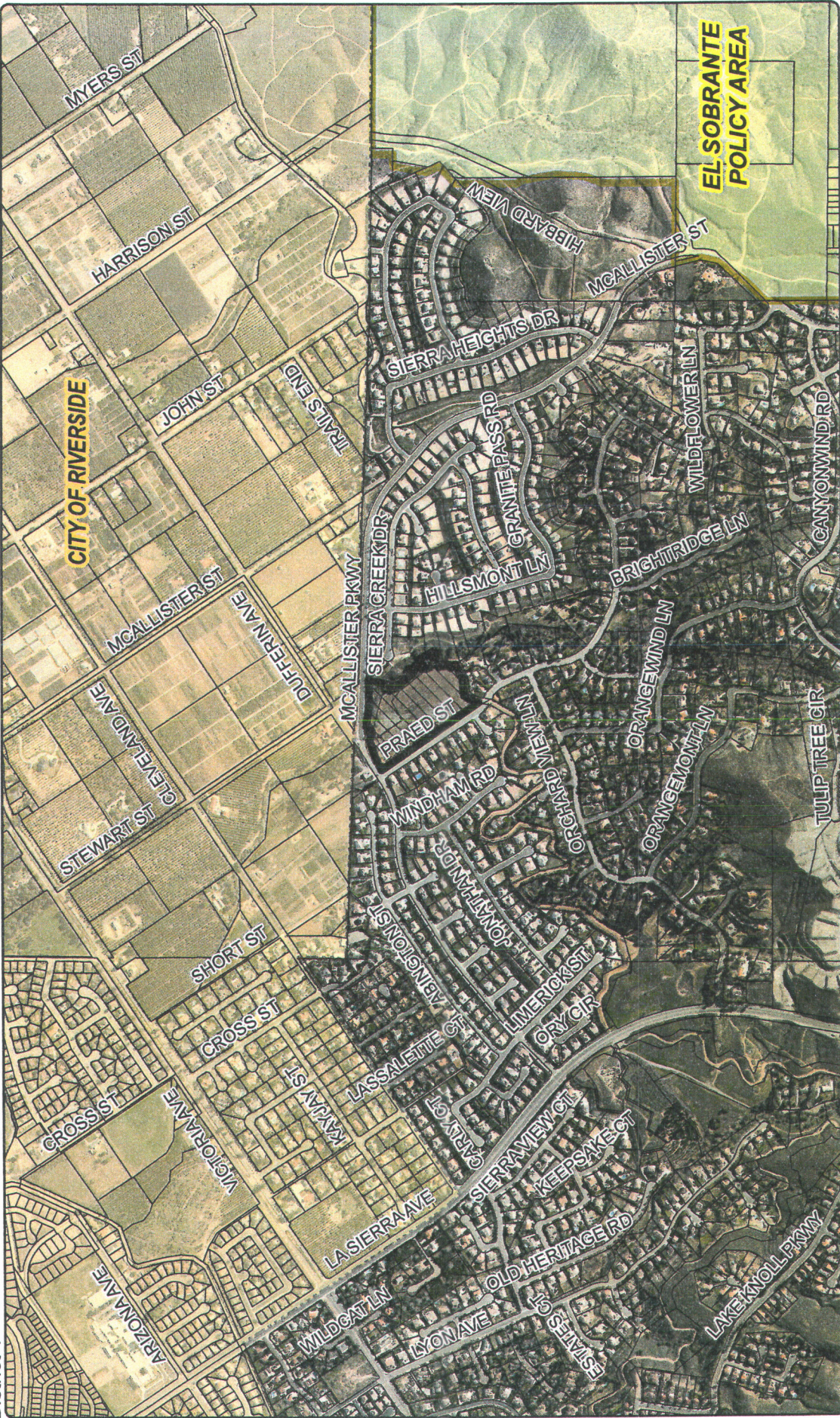
- c. A Fault Zone.
3. The project site is located within:
- a. The City of Riverside sphere of influence;
 - b. A 100-year flood plain;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Riverside Unified School District;
 - e. The Riverside County Recreation and Parks District;
 - f. An area of high liquefaction potential;
 - g. An susceptible to soil subsidence; and
 - h. An area of high paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Numbers 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022.

DA:da
Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\Staff Report TR36894.docx
Date Prepared: 12/18/15
Date Revised: 01/12/16

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07867 TR36894
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 12/11/2015
 Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan provides for the same type of land use designations as the previous General Plan. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-9277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07867 TR36894

Supervisor: Jeffries
District 1

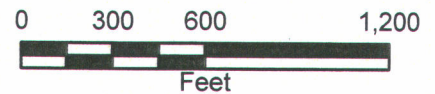
Date Drawn: 12/11/2015
Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

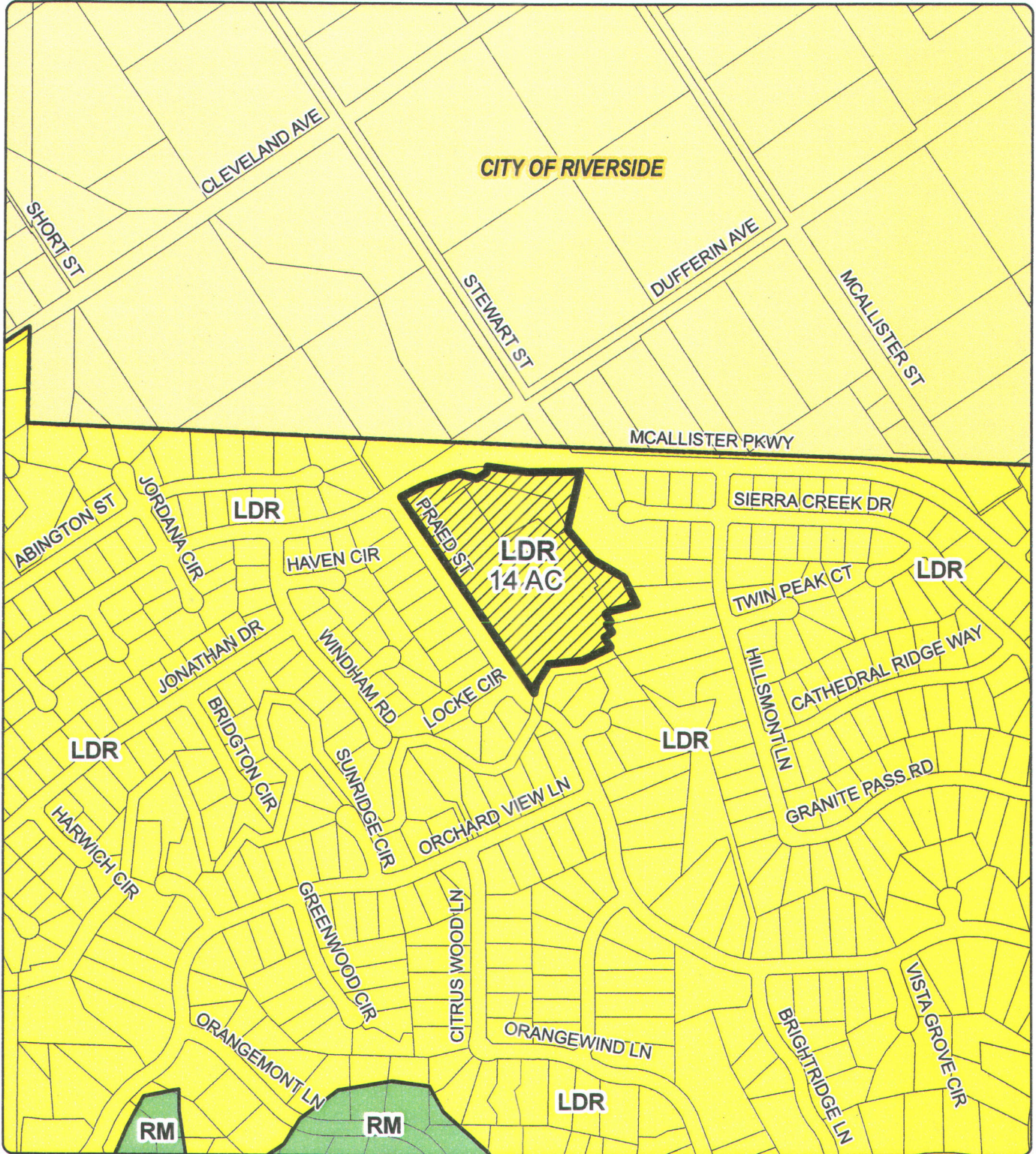
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07867 TR36894

EXISTING GENERAL PLAN

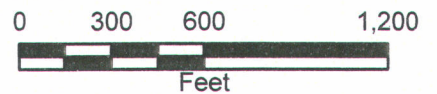
Supervisor: Jeffries
District 1

Date Drawn: 12/11/2015
Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rplanning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

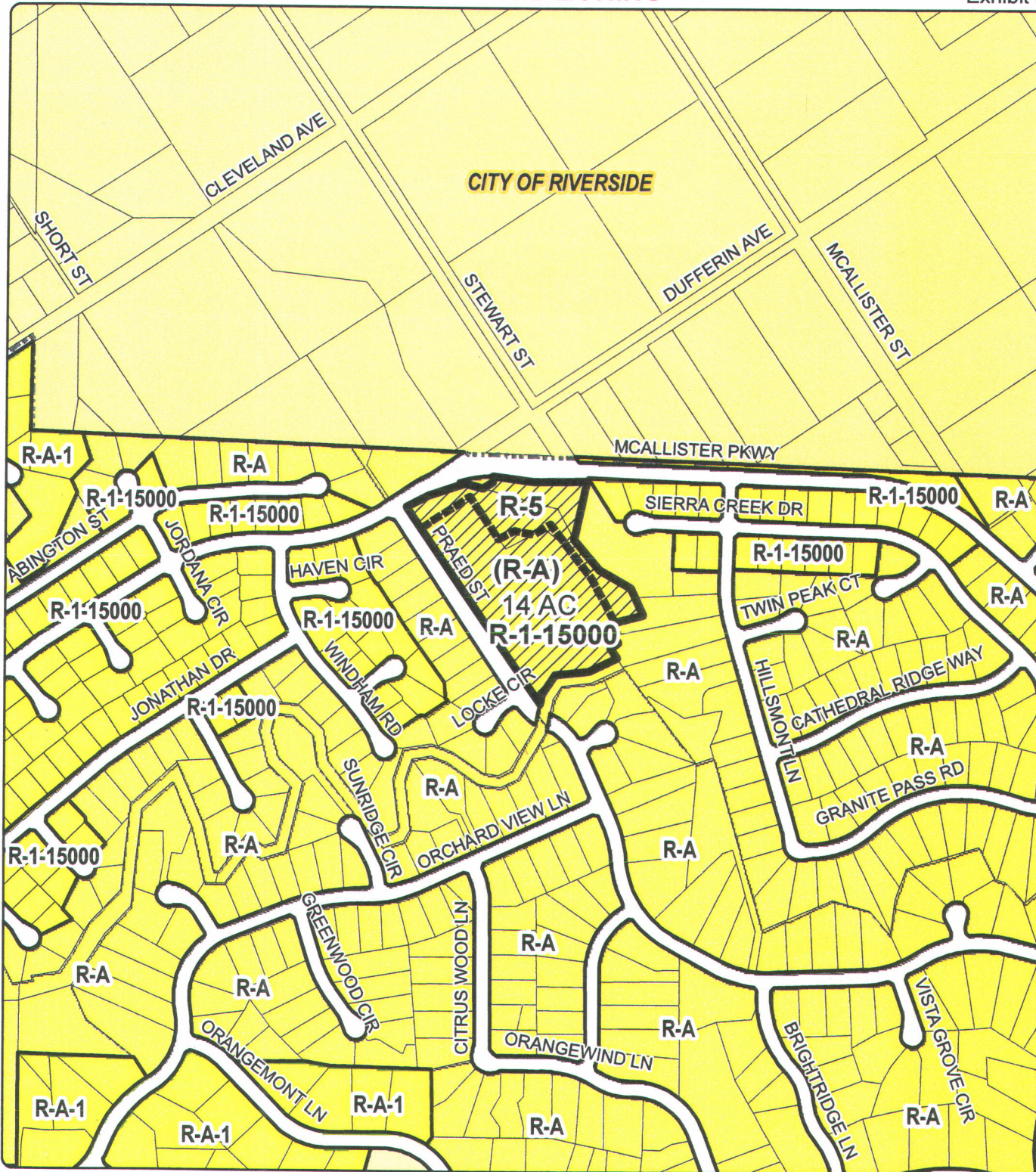
CZ07867 TR36894

PROPOSED ZONING

Supervisor: Jeffries
District 1

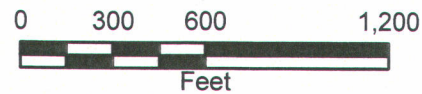
Date Drawn: 12/11/2015

Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

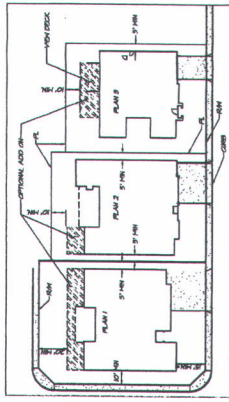
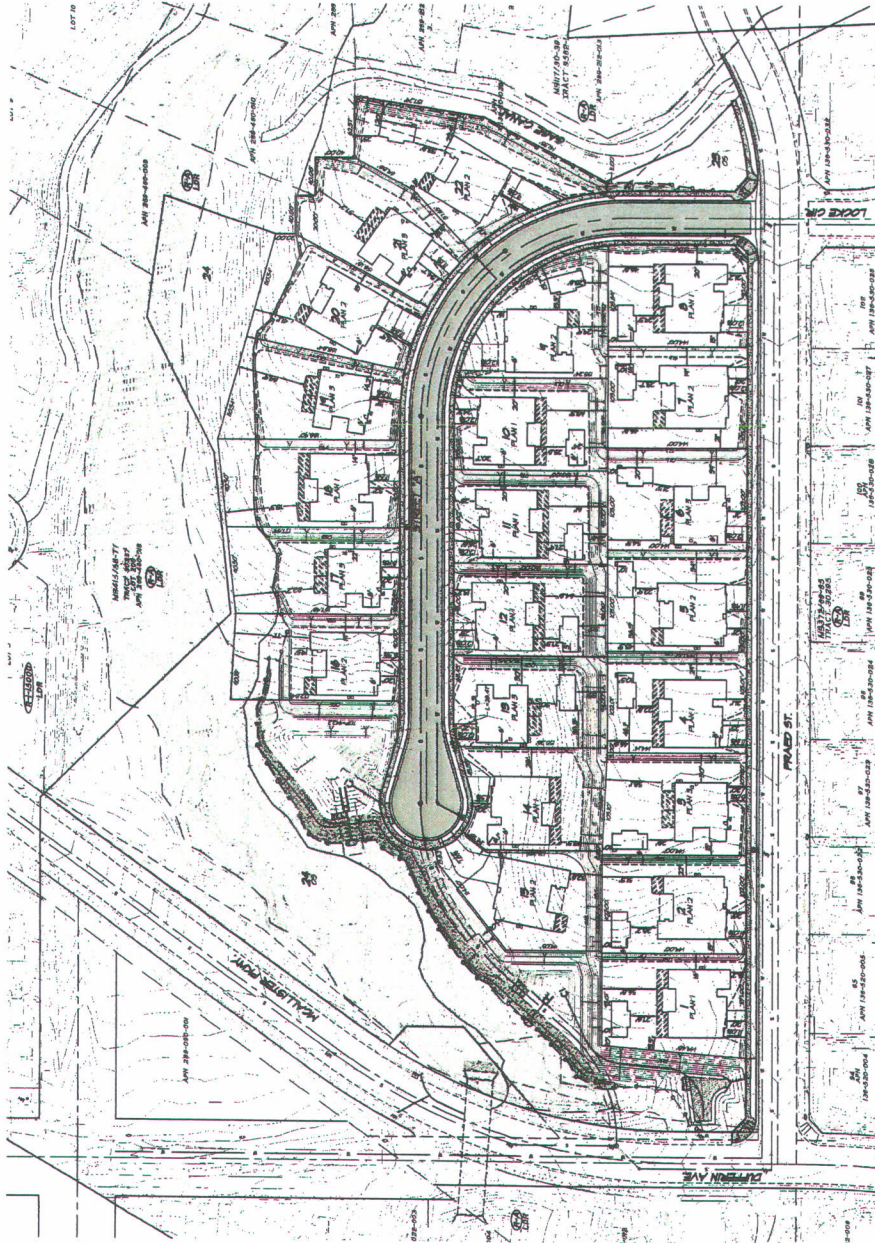
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 36894



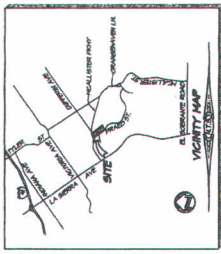
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL PLOT PLAN TRACT 36894

APPLICANT:
 TRACT 36894
 20111 LINDEN AVE. SUITE 200
 RIVERSIDE, CA 92504
 TEL: 951-517-3794

PREPARED BY:
ADKIN ENGINEERS
 10000 UNIVERSITY DRIVE
 SUITE 100
 RIVERSIDE, CA 92504
 TEL: 951-517-3794



TYPICAL LOT CONFIGURATION
 *WIDE FRONT YARD SETBACKS SHALL BE MAINTAINED BY UP TO 20% IN
 WIDTHS OF ANY SIZE. THE FRONT FRONT YARD SETBACK SHALL NOT BE LESS THAN 5 FT.



SECTION 20, T. 20S, R. 24W
PLOT PLAN TRACT 36894
 PREPARED BY: ADKIN ENGINEERS



ADKIN ENGINEERS
 10000 UNIVERSITY DRIVE
 SUITE 100
 RIVERSIDE, CA 92504
 TEL: 951-517-3794



CASE: TR36894, AMD #1
 EXHIBIT: A, conceptual plot plan
 DATE: 8/27/15
 PLANNER: D. ABRAHAM

COUNTY OF RIVERSIDE

TR#36894 - 22 RESIDENTIAL LOTS BELLA VISTA II

CONCEPTUAL LANDSCAPE PLANS



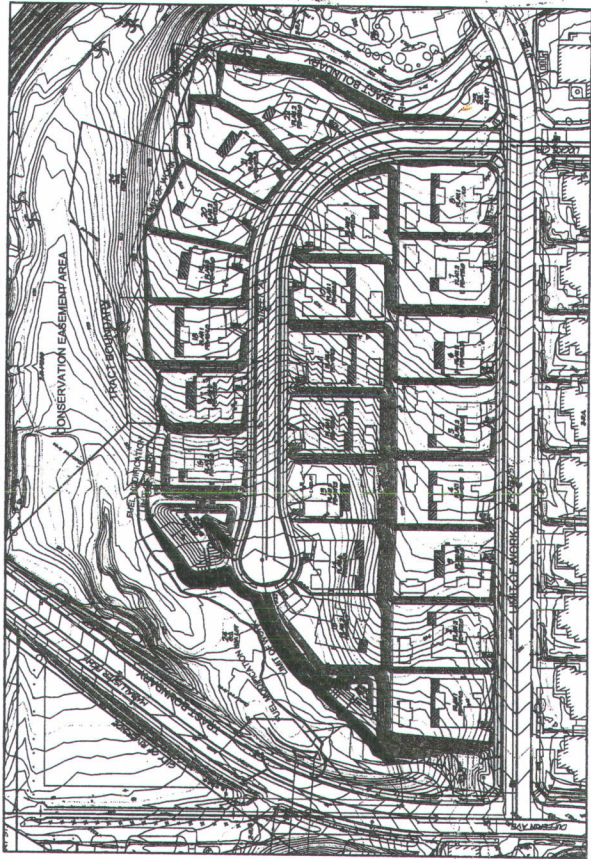
SEC 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST
VICINITY MAP

GENERAL NOTES

THE PLANT MATERIAL SUPPLIED BY THE LANDSCAPE CONTRACTOR SHALL BE PLANT MATERIAL IN COMPLIANCE WITH THE COUNTY OF RIVERSIDE PLANTING AND MAINTENANCE STANDARDS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE.

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE.



SITE MAP

RIVERSIDE COUNTY GENERAL NOTES

- TEMPORARY EROSION CONTROL NOTES:
 - A. All temporary erosion control measures shall be installed prior to the start of any earthmoving activities. The contractor shall be responsible for the maintenance and repair of all temporary erosion control measures.
 - A. All temporary erosion control measures shall be installed prior to the start of any earthmoving activities. The contractor shall be responsible for the maintenance and repair of all temporary erosion control measures.
- PERMANENT SLOPE PLANTING NOTES:
 - A. All permanent slope plantings shall be installed on slopes that are 1:1 or steeper. The contractor shall be responsible for the maintenance and repair of all permanent slope plantings.
 - A. All permanent slope plantings shall be installed on slopes that are 1:1 or steeper. The contractor shall be responsible for the maintenance and repair of all permanent slope plantings.

SOIL MANAGEMENT PLAN

UPON COMPLETION OF THE SOIL MANAGEMENT PLAN, THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL TEST REPORT FOR AGRICULTURAL SUITABILITY. ALL RESULTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL SAMPLE TO A LABORATORY TO PERFORM SOIL TESTS. THE LANDSCAPE CONTRACTOR SHALL FOLLOW ALL THE RECOMMENDATIONS FOR FERTILIZER AND SOIL AMENDMENTS.

APPLICANT SIGNATURE

COUNTY OF RIVERSIDE ORD. 869 AGREEMENT: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES: _____ DATE SIGNED: _____

PROJECT DIRECTORY
 OWTIER
 CRIFIN RESIDENTIAL ARCHITECT
 100 MILLIKEN AVENUE, SUITE 100
 CORONA, CA 92626
 TEL: (951) 547-8974
 CONTACT: MICHAEL ROCK PETERS

Landscapes Architect
 LANDSCAPE ARCHITECT
 866 S. MILLIKEN AVENUE
 CORONA, CALIFORNIA 92701
 TEL: (951) 547-8974
 CONTACT: MICHAEL ROCK PETERS

MAINTENANCE QUANTITIES (CONST./OFFSITE)

1. LANDSCAPED BLOCK AREAS:	12,000 S.F.
2. LANDSCAPED BLOCK AREAS:	12,000 S.F.
3. TOTAL LANDSCAPED AREA:	24,000 S.F.
4. TOTAL LANDSCAPED AREA:	24,000 S.F.
5. TOTAL LANDSCAPED AREA:	24,000 S.F.
6. TOTAL LANDSCAPED AREA:	24,000 S.F.
7. TOTAL LANDSCAPED AREA:	24,000 S.F.
8. TOTAL LANDSCAPED AREA:	24,000 S.F.
9. TOTAL LANDSCAPED AREA:	24,000 S.F.
10. TOTAL LANDSCAPED AREA:	24,000 S.F.
11. TOTAL LANDSCAPED AREA:	24,000 S.F.

PROJECT DENSITY
 PROJECT AREA: 4.1 ACRES
 LANDSCAPE AREA: 24,000 S.F.

LANDSCAPE AREA CALCULATIONS
 TOTAL LANDSCAPE AREA: 24,000 S.F.

ZONING/LAND USE
 ZONING: R-1-1000
 LAND USE: RESIDENTIAL

UTILITY PURVEYORS
 WATER: CITY OF RIVERSIDE
 SEWER: W.A.M.D.

LEGAL DESCRIPTION OF PROPERTY
 TRACT MAP NO. 176, 3894 IS A SUBDIVISION OF THE LAND DESCRIBED AS FOLLOWS:
 PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
 APPROXIMATE ACRES: 4.1
 APPROXIMATE TOTAL AREA: 176,3894 SQ. FT.

INDEX OF SHEETS
 1. COVER SHEET
 2. CONCEPTUAL LANDSCAPE PLAN
 3. MAINTENANCE EXHIBIT
 4. WALL/FENCE CONSTRUCTION DETAILS

STATEMENT OF AGREEMENT
 FROM PROJECT CONSTRUCTION TO COMPLETION OF THE LANDSCAPE MAINTENANCE EXHIBIT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE.

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
 CRIFIN RESIDENTIAL ARCHITECT
 DATE OF AGREEMENT: 10-22-2015

PREPARED BY:
 LANDSCAPE ARCHITECT
 866 S. MILLIKEN AVENUE, SUITE 100
 CORONA, CA 92701
 TEL: (951) 547-8974
 CONTACT: MICHAEL ROCK PETERS

DATE: 11-10-2015
EXP. DATE: 09/30/2017

SCALE: 1" = 60'

BENCHMARK:

SHEET NO.: 1 OF 2 SHEETS

PROJECT NO.: TR#36894

DATE: 10/22/15

PLANNER: D. ABRAHAM

CASE: TR36894, AMD #1

EXHIBIT: L (Sheets 1-5)

DATE: 10/21/15

PROJECT DIRECTORY

ARCHITECT

WALL FENCE LEGEND	
SYMBOLS DESCRIPTION	
[Symbol]	3 1/2" HIGH TUBULAR STEEL FENCE - SCREEN TREE
[Symbol]	SEE DETAILS SHEET L-3 (TYP. THROUGHOUT)
[Symbol]	4" HIGH WYLL FENCE - SCREEN TREE
[Symbol]	SEE DETAILS SHEET L-3 (TYP. THROUGHOUT)
[Symbol]	4" HIGH WYLL FENCE - COLOR TAN
[Symbol]	SEE DETAILS SHEET L-3 (TYP. THROUGHOUT)
[Symbol]	TURF MAT STEEL ACCESS WALK
[Symbol]	SEE DETAILS SHEET L-3 (TYP. THROUGHOUT)

LANDSCAPE AREAS	
SYMBOLS DESCRIPTION	
[Symbol]	SOLO PRIVATE LANDSCAPE AREA (AS PER SF)
[Symbol]	TYP. FRONT LANDSCAPE (AS PER SF)
[Symbol]	BACKYARD PRIVATELY MAINTAINED
[Symbol]	MAINTAINED BY COUNTY OF REVERSHADE
[Symbol]	COMMON LANDSCAPE AREA (AS PER SF)
[Symbol]	MAINTAINED BY COUNTY OF REVERSHADE
[Symbol]	PRIVATE LANDSCAPE
[Symbol]	MAINTAINED BY COUNTY OF REVERSHADE
[Symbol]	COMMON LANDSCAPE AREA (AS PER SF)
[Symbol]	MAINTAINED BY COUNTY OF REVERSHADE
[Symbol]	COMMON STONE
[Symbol]	MAINTAINED BY COUNTY OF REVERSHADE
[Symbol]	SCREEN TREE
[Symbol]	SCREEN TREE - AS PER COUNTY APPROVED LIST
[Symbol]	SCREEN TREE
[Symbol]	ACCENT TREE

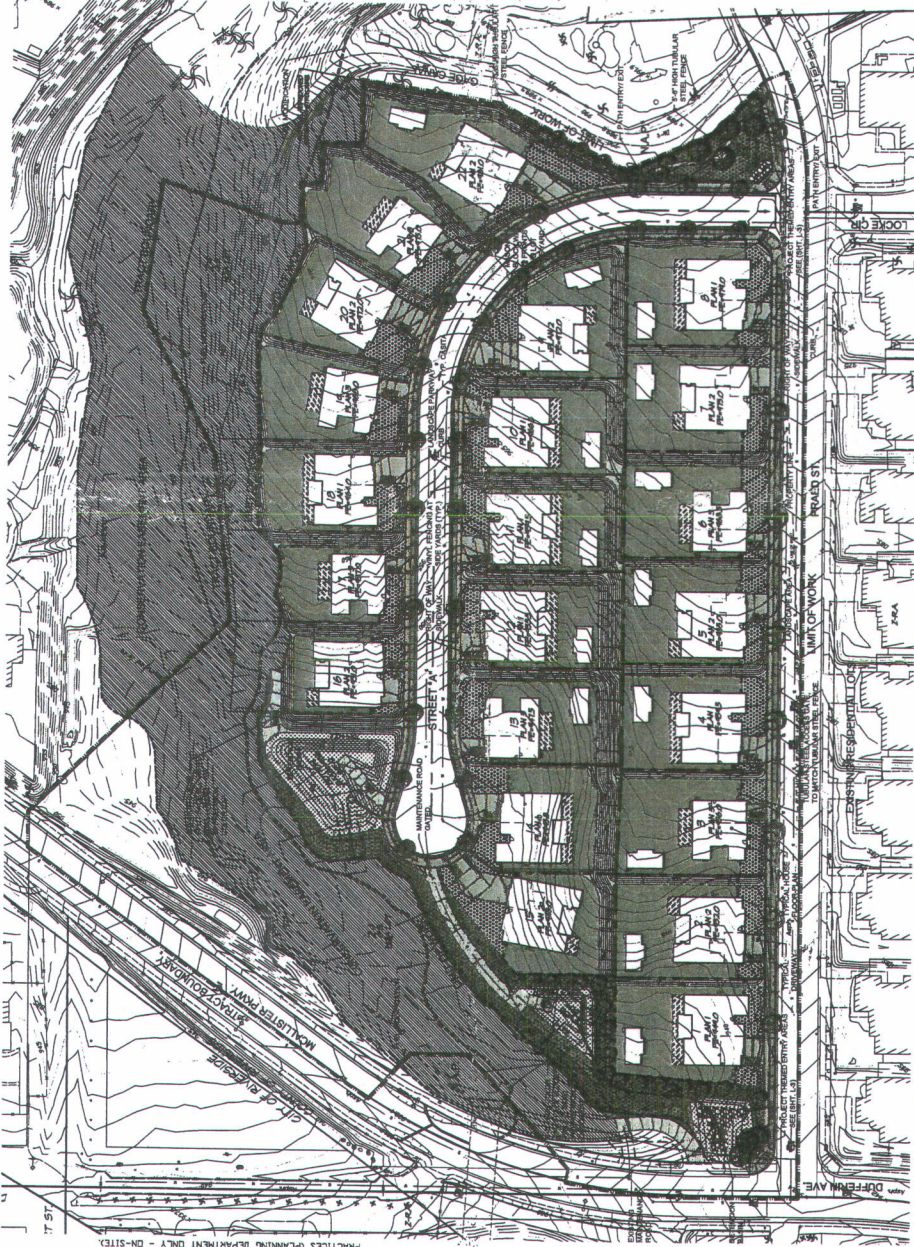
NOTE: REFER TO SHEET L-3 FOR PLANTING PLAN AND LEGEND.
REFER TO COVER SHEET L-1 FOR MAVA.

PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MINI) IN SHRUB BEDS AND UNLIMITED AREAS; STRATIFIED MULCH FOR SLOPES.
- STANDARD DETAILED LINE TIE IS STAKED WITH 4" DIAMETER STAKES IN 10' FOOT INTERVALS.
- POST MARKERS SHALL BE INSTALLED FOR TREES WITHIN 4' DIA. OF EACH TREE. MARKERS SHALL BE LOCATED AT THE CENTER OF THE TREE AND INDICATE THE TREE IS STAKED TO THE CENTER OF THE TREE. MARKERS SHALL BE LOCATED BEYOND THE CENTER OF THE TREE IN A MINIMUM OF 4" EACH DIRECTION.
- PLANTER RELAY AND ADVISORY TO WALKER FOR ACCESS IS STAKED TO BELOCATED ADJACENT TO WALKER FOR ACCESS AND INTERNAL WITH 4" DIA. POST MARKERS.

RESOLUTION NOTES

- SMALL CONTROLLER WITH A MET WITH ACCESS TO REAL TIME SET
- MATER VALVE AND FLOW SENSOR EXCEPT FOR PRIVATE RESIDENTIAL.
- RAIN SENSING DEVICE.
- PRECISE REGULATION OF IRRIGATION.
- NO OVERHEAD IRRIGATION WITHIN 24" OF NONPERMEABLE SURFACES (NO RAINCATCHER/TRENCH).
- NO OVERHEAD IRRIGATION WITHIN 1' ADJACENT TO PERMEABLE SURFACES (NO RAINCATCHER/TRENCH).
- IRREGULARLY SHAPED AREAS OR AREAS WITHIN THE PROPERTY BOUNDARY SHALL BE IRRIGATED.



PROCESSED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

PLAN CHECK DESIGNT LLA	REGISTRATION NUMBER	DATE SIGNED
TENTATIVE APP PPP		

WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF THE ENGINEER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES AND AGENTS AND SHALL NOT BE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. THE USER OF THESE PLANS ACCEPTS ALL LIABILITY AND RISK FOR THE PROPER USE OF THE SAME.

DATE	NO.	BY	REVISION

REVISIONS: NONE

PROFESSIONAL SEAL:
 LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA
 No. 12545
 DATE OF EXPIRATION: 01/31/2014

PREPARED BY:
LANDFORM, INC.
 805 S. MILLIKEN AVE., SUITE E
 SAN ANTONIO, TEXAS 78205
 CONTACT: (214) 350-4500
 CONF. NO. 01325; COMP#0928017; DATE: 11-09-2013

RECORDED BY:
 LANDFORM, INC.
 805 S. MILLIKEN AVE., SUITE E
 SAN ANTONIO, TEXAS 78205
 CONTACT: (214) 350-4500

RECORDING NO. 13-1-138001
 DATE 11/09/2013

DATE: 11/09/2013

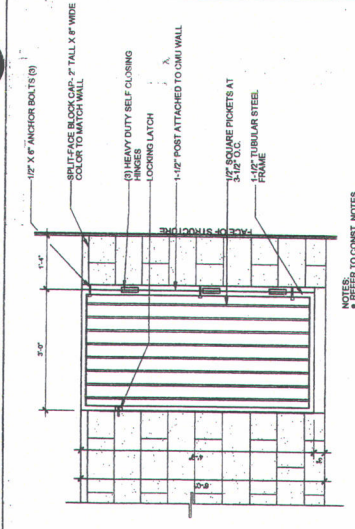
PROJECT: CONCEPTUAL LANDSCAPE PLAN - BELLA VISTA II

CLIENT: TRIMOUNTAIN RESIDENTIAL GROUP, INC.
 COUNTY: BEXAR
 SHEET NO.: L-2
 SHEET COUNT: 2 of 3
 DATE: 11/09/2013

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - DN-SITE)

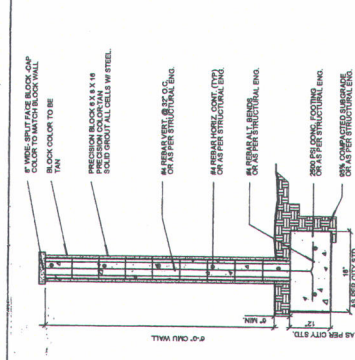
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

PLAN CHECK DESIGNT LVA / CIP REGISTRATION NUMBER DATE STAMP TENTATIVE APP PPR
 APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES PLANNING DEPARTMENT ONLY - ON-SITE.

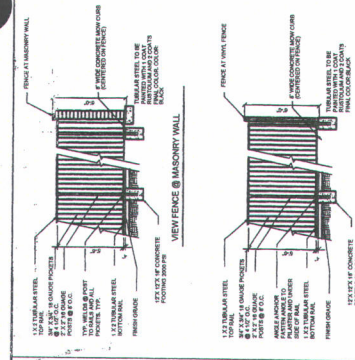


A 3' WIDE TUBULAR STEEL GATE @ SPLIT FACE BLOCK WALL

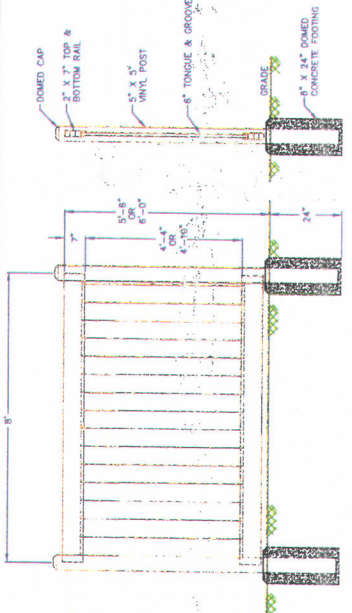
NOTES: TO CONMT. NOTES:
 • ALL TUBULAR STEEL TO BE 12 GAUGE



B SPLIT FACE BLOCK WALL

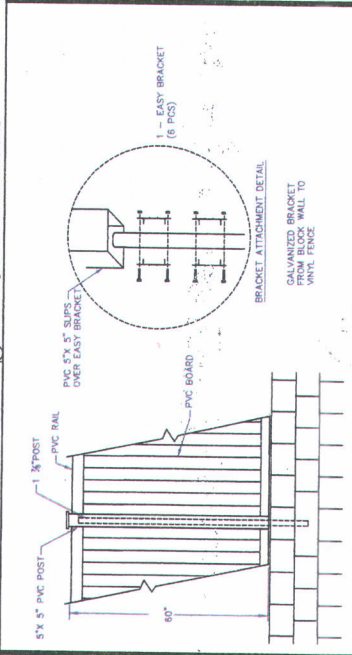


C VIEW FENCE @ MASONRY WALL AND VINYL FENCE



D SPLIT FACE BLOCK WALL

AVAILABLE THROUGH FENCEWORKS INC. 1-800-350-5620



E VINYL EASY BRACKET WALL ATTACHMENT

AVAILABLE THROUGH FENCEWORKS INC. 1-800-350-5620

FW-VINYL PRIVACY FENCE

800-350-5620

1-800-350-5620

WHITE & TAN

VINYL EASY BRACKET WALL ATTACHMENT

800-427-0882

800-427-0882

FW-VINYL PRIVACY FENCE

800-350-5620

1-800-350-5620

WHITE & TAN



ALL WORK CONTAINED WITHIN THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE CODES. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE WORK OR TO THE PERFORMANCE THEREOF.



PREPARED BY:
 LANDMARK INC.
 100 W. CALVERT AVE. SUITE E
 CHICAGO, IL 60610
 DATE: 11-10-2015
 PROJECT NO.: 175 - ESP 03/2017 DATE

BENCHMARK:

SCALE: 1/8\"/>

SHEET NO. L-5

COUNTY OF AVERGROVE
 DEPTEN RESIDENTIAL LOTS
 100 W. CALVERT AVE. SUITE E
 CHICAGO, IL 60610
 WALL / FENCE CONSTRUCTION DETAILS

PLAN CHECK DESIGNT ENGINEER REGISTRATION NUMBER DATE STAMP
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42786

Project Case Type (s) and Number(s): Change of Zone No. 7867 and Tentative Tract Map No. 36894

Lead Agency Contact Person: Damaris Abraham

Telephone Number: (951) 955-5719

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P.O. Box 1409, Riverside, CA 92502-1409

Applicant's Name: Griffin Residential

Applicant's Address: 110 N Lincoln Avenue, Suite 100, Corona CA 92882

Telephone Number: (951) 547-3594

Engineer's Name: Adkan Engineers

Engineer's Address: 6879 Airport Drive, Riverside CA 92504

I. PROJECT INFORMATION

A. Project Description: The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

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

C. Total Project Area: 14 acres

Residential Acres: 9.54

Lots: 22

Units:

Projected No. of Residents:

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other: Open Area- 4.4 acres

D. Assessor's Parcel No(s): 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022

E. Street References: Northeast of Praed Street, Southwest of McAllister Parkway.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 30, Township 3 South, Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The majority of the site is relatively flat with on-site elevations ranging from approximately 935 to 990 feet above mean sea level (AMSL). The eastern and northern boundaries of the site slope downward into a well-defined, heavily vegetated ravine that is part of an expansive tributary area.

Existing uses include single-family homes to the west, south, and east of the Project site. Immediately to the north is the City of Riverside, which includes Residential Agricultural uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Matthews/Woodcrest Area Plan of the Riverside County General Plan. Open Space, Habitat & Natural Resource Preservation Policy LU 8.4 allows development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. The project proposes the clustering of the 22 proposed lots in one portion of the 14-acre site, and approximately 4.4 acres of the site will be preserved as open space. The ratio of dwelling units per area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) of one to two dwelling units per acre.
 2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** The Project site is located within the Multiple Species Habitat Conservation Plan (MSHCP) and is required to record a conservation easement which covers the area mapped as "Environmentally Sensitive." Additionally, the Project proposes approximately 4.4 acres of Open Space in the northern and eastern portion of the Project site. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
 4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
 5. **Noise:** The proposed Project meets all applicable Noise Element policies. Additionally, a Noise Study dated June 2015 prepared by LSA shows that the proposed Project would meet Riverside County's noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.
 6. **Housing:** The Project proposes to develop the site with 22 residential homes and is consistent with the site's General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
 7. **Air Quality:** The proposed project has been conditioned by Riverside County to control any fugitive dust during grading and construction activities that could result from the full build-out of the project at its new density under the new zoning classification and the proposed subdivision. Any potential Air Quality impacts will be analyzed in this initial study. The proposed Project meets all other applicable Air Quality Element policies.
 8. **Healthy Communities:** The proposed Project meets all applicable Healthy Communities Element policies.
- B. General Plan Area Plan(s):** Lake Matthews/Woodcrest
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Low Density Residential (LDR) (½ Acre Minimum)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Lake Matthews/Woodcrest
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (½ Acre Minimum)
- 4. **Overlay(s), if any:** Not Applicable
- 5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agricultural (R-A)

J. Proposed Zoning, if any: One-Family Dwellings – 15,000 Sq. Ft Minimum (R-1-15,000) and Open Area Combining Zone – Residential Developments (R-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural (R-A) immediately adjacent to the Project site on the west, south, and east. One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) further west and east of the Project site. Lands to the north of the Project site within the City of Riverside are zoned for "Residential Estate (RE)."

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION**

will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

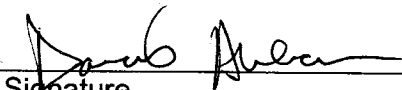
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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


Signature

December 28, 2015
Date

Damaris Abraham
Printed Name

For Steven Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Sierra Avenue located approximately 1 mile southwest of the Project site. Views of the Project site from Sierra Avenue are not possible due to distance, existing development and topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 14 acres of undeveloped, disturbed land. Under existing conditions, the majority of the site is relatively flat with on-site elevations ranging from 935 to 990 feet above mean sea level (AMSL). The eastern and northern boundaries of the site slope downward into a well-defined heavily vegetated ravine that is part of an expansive tributary system in the area. As the Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Applicant is required to record a conservation easement which covers the area mapped as "Environmentally Sensitive." Accordingly, the Project proposes 4.39 acres of Open Space Combining Zone in the northern and eastern portion of the Project site and will not disturb the existing vegetated ravine or the creek flowing through the ravine.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing single-family dwellings located to the west, south, and east of the site. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The existing vegetated ravine

will be conserved and undisturbed. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 49.54 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials; Riverside County Ord. No. 915 (Regulating Outdoor Lighting); Riverside County Ord. No. 461 (Road Improvement Roads and Specifications).

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord. No. 915 requires that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of the project would be of low intensity and residential in character, and would not result in the exposure of on- or off-site residential property to unacceptable levels. All proposed street

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

lighting on- or off-site also would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of County ordinance No. 461. The County's Public Road Standards require that all street lights installed within the following requirement: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views, and would further ensure that street lights with mandatory compliance with Ord No. 915 and the County's Public Road Standards, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is located on land designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The areas of the Project site designated as Unique Farmland will be entirely within a conservation easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

b-d) The Project site is currently vacant but historically supported a citrus grove. The Project site is not located within a Agricultural Preserve and is not subject to a Williamson Act contract. The Project site

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

is currently zoned with a classification of Rural Agricultural (R-A), but is proposing a change of zone to One Family Dwellings – 15,000 sq. ft. minimum (R-1-15000 and Open Area Combining Zone – Residential Developments (R-5). As indicated in Threshold 4.a, due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future. Moreover, the General Plan land use designation for the site is for Community Development: Low Density Residential (LDR), which allows for single-family detached residences.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions at full build-out of the project at its new density under the new zoning classification and proposed subdivision with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

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

- Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the site with 22 single-family homes on a property currently designated by the Riverside County General Plan as Low Density Residential (LDR). The proposed project has an operational traffic trip generation rate that is equal to that of the development of uses permitted by the LDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio within the allowable density range associated with the property's LDR land use designation reflected in the adopted Riverside County General Plan. Because land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

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

(AQMD)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase at full build-out of the project at its new density under the new zoning classification and proposed subdivision. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Arizona Intermediate School located at 11045 Arizona Ave, Riverside, CA 92503 at approximately 1 mile northwest of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, agricultural, schools, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from

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

construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, PDB06150 – MSHCP Consistency Analysis and Habitat Assessment prepared March 2015 by LSA Associates, Inc.

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

Findings of Fact:

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. However, a Habitat Assessment report was required. Based upon the results of the report, it can be concluded that the project will not conflict with the provisions of the WRCMSHCP.

b-c) The MSHCP Consistency Analysis and Habitat Assessment prepared March 2015 by LSA Associates, Inc. identifies "Environmentally Sensitive Area" (Figure 2). The Project will be required to record a conservation easement or deed restriction which covers this area and an Environmental Constraints Sheet (ECS) shall also be prepared for this area. The purpose of the conservation easement is to ensure the "Environmentally Sensitive Area" will be retained in a natural condition and prevent any use of the "Environmentally Sensitive Area" that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1) With the incorporation of these mitigation measures, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) As indicated in Findings of Fact 7.a, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the "Environmentally Sensitive Area" will be retained in a natural condition and prevent any use of the "Environmentally Sensitive Area" that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1) With the incorporation of these mitigation measures, the project will have a less than significant impact.

f) There are no federally protected wetlands in or near the Project site. Therefore, there would be no impact.

g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat Impact Fee Area. According to site inspection, the portions of the Project site that will be disturbed do not host any oak trees. Additionally, according to Riverside County's "Map My County," the Project site is located within the Stephens Kangaroo Rat Impact Fee Area. However, the Project would be conditioned to comply with the applicable provisions of the County's Stephens' Kangaroo Rat Mitigation Fee Ordinance (Ordinance No. 663), which requires the payment of fees for the assembly and management of the Stephens' Kangaroo Rat Conservation Plan. Payment of fees pursuant to Ordinance No. 663 is mandatory, and would be enforced as part of the Project's

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

conditions of approval (COA 60.PLANNING.18). Accordingly, the Project would not conflict with Ordinance No. 663, and impacts would be less than significant.

Mitigation: A conservation easement or deed restriction that covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA and an Environmental Constraints Sheet (ECS) shall also be prepared for this area. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1)

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

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4907 (PDA04907) – "Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County," dated March 2015, prepared by Gini Austermann of LSA. Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015

Findings of Fact:

a-b) PDA04907 concluded that no previously undocumented cultural resources were identified. However, PDA04907 recommended monitoring of all earth-disturbing activity within the project site due to the proximity of cultural resources which indicates a high sensitivity for subsurface archaeological resources. (COA 10.PLANNING.18) Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4) With the incorporation of these mitigation measures, the project will have a less than significant impact.

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4907 (PDA04907) – “Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County,” dated March 2015, prepared by Gini Austermann of LSA. Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015.

Findings of Fact:

a-b) PDA04907 concluded that no previously undocumented cultural resources were identified. However, PDA04907 recommended monitoring of all earth-disturbing activity within the project site due to the proximity of cultural resources which indicates a high sensitivity for subsurface archaeological resources. (COA 10.PLANNING.18) Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4) With the incorporation of these mitigation measures, the project will have a less than significant impact.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) Based on the review conducted by the Riverside County Archaeologist, the project will not restrict existing religious or sacred uses within the potential impact area. These are standard requirements and are not considered mitigation pursuant to CEQA.

e) In compliance with AB 52, notices regarding this project were mailed to all requesting Tribes. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no specific requests for consultation within the 30-day period.

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

Therefore, the project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

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

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.21) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.2)

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

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02438)

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

Findings of Fact:

a-b) According to GEO02438, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered low. (COA 10.PLANNING.19) California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02438)

Findings of Fact:

a) According to GEO02438, the northeast portion of the site has been identified as susceptible to liquefaction based on relatively loose sediment and shallow groundwater. To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements consisting of the complete removal and re-compaction of the young alluvial sediment and foundation modification that includes post tensioned slab systems for Lots 1, 2, and 12 through 16 at a minimum is recommended (COA 10.PLANNING.19) With the incorporation of these mitigation measures, the project will have a less than significant impact.

Mitigation: A combination of soil improvements consisting of the complete removal and re-compaction of the young alluvial sediment and foundation modification that includes post tensioned slab systems shall be applied for Lots 1, 2, and 12 through 16 at a minimum. (COA 10.PLANNING.19)

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

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); County Geologist review (GEO02438)

Findings of Fact:

a) According to GEO02438, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered low. (COA 10.PLANNING.19) California Building Code (CBC) requirements pertaining to commercial

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

development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock-fall hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," GIS Database

Findings of Fact: a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

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

Findings of Fact:

a-c) The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project, the project does not propose slopes greater than 2:1 or higher than 10 feet and grading will not negate or affect the subsurface sewage disposal systems (See COA 10.BS GRADE.9 and 10).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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

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

Findings of Fact:

- a) The proposed grading will incorporate Best Management Practices (BMP's) to minimize the amount of soil erosion and limit the amount of disturbed areas exposed to the extent feasible. Additionally, the applicant would be required to stabilize all soils prior to a predicted storm event and revegetate any disturbed soil as early as feasible. Through incorporation of BMP's, the proposed Project would have a less than significant impact.
- b) Any potential for expansive soils will be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.
- c) The proposed Project is not incorporating any septic tank infrastructure or alternative waste water disposal system. The proposed single-family homes would be connected to a sewer system for the disposal of waste water. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

Findings of Fact:

a-b) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake and is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

Findings of Fact:

a) The project site is not located in an area susceptible to a substantial amount of wind erosion and blow-sand. Therefore, the project will not be impacted by or result in an increase in wind erosion and blow-sand, either on- or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a) A greenhouse gas (GHG) study was performed by Urban Crossroads for proposed Tentative Tract Map No. 36813, dated April 16, 2015. Analysis in this study was performed using CalEEMod (v2013.2.2) GHG modeling software developed by the South Coast Air Quality Management District (SCAQMD). The results of the study found that annual GHG emissions at project buildout would be 731.5 metric tons per year (MTY) of CO₂-equivalents (CO₂e) for the development and operation of 38 single-family detached residential units and up to 3.0 acres of stormwater basins and common area landscaping, on a 38-acre gross site with 260,000 cubic yards of balanced cut and fill (no import or export). The CalEEMod modeling for this project encompassed: Single Family Housing, 38 dwelling units, 146,326 sf floor area on 12.34 acres; and Other Asphalt Surfaces, 141,575 sf (3.25 acres).

The sample case project's GHG total includes both direct (area source and amortized construction) and indirect (electricity, solid waste and water usage) GHG emissions as well as mobile source (vehicular) GHG emissions onsite and off.

The 731.51 MTY total is below the threshold of 3,000 MT CO₂e per year for residential, commercial and mixed use projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan.

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

Based on the above sample case data, the project at issue, TR36894, can reasonably be found to also fall below the 3,000 MTY screening threshold since it proposes development of a smaller scope than that modeled for the sample case. Specifically, this project proposes 14 detached single-family residential units and total development footprint of 2.3 acres with a total of only 19,620 cubic yards of balanced cut and fill. The project does include any industrial boilers, kilns, furnaces or other combustion sources requiring a SCAQMD permit to operate and does not involve any unusual conditions, requirements or development plans that would invalidate the applicability of the above sample case study.

Hence, for the above reasons, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan land use designation on the parcel of Low Density Residential (LDR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft Riverside County CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

a. Mandatory compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are:

i. The project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements.

ii. The project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project will reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

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

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

a-d) The project is not located within an Airport Master Plan or within an airport or airport influence area. As such, review by the Airport Land Use Commission is not necessary. The project is also not located within an airport land use plan or within two miles of a public airport or a public use airport, and is not located within the vicinity of a private airstrip or heliport, as such, no safety hazard will be posed to people residing or working in the project area. There are no impacts anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to the General Plan, the Project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

Findings of Fact:

a-c) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site or violate any water quality standards or waste discharge requirements. The project does 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

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

which would not support existing land uses or planned uses for which permits have been granted). Therefore, there would be a less than significant impact.

d) During any construction or grading of the project there is the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, there would be a less than significant impact.

e-h) No homes are being proposed within the 100-year flood zone. However, a portion of the Project site is within a Special Flood Hazard Area. To minimize the flood risk posed to the proposed residences on the Project site, the applicant will be incorporating slope protection along northerly portions of the Project site. Additionally, to provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project. Therefore, there will be a less than significant impact.

h) The project is not anticipated to substantially degrade water quality and will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there would be a less than significant impact.

Mitigation: To provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide for the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project.

Monitoring: Monitoring will be conducted by the Riverside County Flood Control and Water Conservation District.

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?

b) Changes in absorption rates or the rate and amount of surface runoff?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

Findings of Fact:

- a) The proposed Project will not substantially alter the existing drainage pattern. Additionally, the stream along the easterly boundary of the Project site will not be disturbed as the area will be designated as a Conservation Easement. Therefore, there would be a less than significant impact.
- b) The proposed project will not substantially change absorption rates or the rate and amount of surface runoff. Therefore, there would be a less than significant impact.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. However, a portion of the Project site is within a Special Flood Hazard Area. To minimize the flood risk posed to the proposed residences on the Project site, the applicant will be incorporating slope protection along northerly portions of the Project site. Additionally, to provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project. Therefore, there will be a less than significant impact.
- d) The project will not cause changes in the amount of surface water in any water body. Therefore, there will be no impact.

Mitigation: To provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide for the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project.

Monitoring: Monitoring will be conducted by the Riverside County Flood Control and Water Conservation District.

LAND USE/PLANNING Would the project

27. Land Use

- a) Result in a substantial alteration of the present or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Tentative Tract Map is a Schedule "A" subdivision of 14 acres into 22 residential lots and two (2) open space lots. The Land Use Element of the Riverside County General Plan allows clustering of building density in one portion of the site in small lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) Land Use Designation. The rest of the site could be preserved as open space or a use compatible with open space. The proposed project is consistent with the allowance as the 24 proposed lots are clustered in one portion of the 14-acre site, and the remaining 191,498 sq. ft. are designated as Open Area Combining Zone –Residential Developments (R-5). Therefore, the lots proposed by this subdivision are consistent with the Low Density Residential (LDR) Land Use Designation and will not result in an alteration to the present or planned land use of an area. There will be no impact.

b) The project site is located in the unincorporated Riverside County and is located within the sphere of influence of the City of Riverside. The County received a letter dated August 27, 2015 from the City of Riverside Planning Department. The City of Riverside has identified that the City's and County's land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County's jurisdiction. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The proposed Change of Zone and Tentative Tract Map are consistent with the Riverside County General Plan and Ordinance No. 460. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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	<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
--------------------------------	--	------------------------------	-----------

community)?

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

Findings of Fact:

- a) The Project proposes a Change of Zone from the existing zoning classification of Residential Agricultural (R-A) to One Family Dwellings – 15,000 sq. ft. minimum (R-1-15000) and Open Area Combining Zone – Residential Developments (R-5). The proposed Project will be consistent with the proposed zoning. Therefore, there will be a less than significant impact.
- b) The Project site is immediately surrounded by land which is zoned Rural Agricultural (R-A). Further to the east and west, there is land zoned for One-Family Dwellings – 15,000 sq. ft. minimum (R-1-15,000). The proposed Project would be similar in character to existing surrounding zoning. Therefore, there would be no impact.
- c) The Project site is surrounded by land designated as Low Density Residential (LDR). As the Project is also proposing Low Density Residential (LDR) uses, there would be no impact.
- d) The land use designation for the Project site is Low Density Residential (LDR). The Project is proposing to subdivide 14 acres into 22 residential lots and two (2) open space lots. The Land Use Element of the Riverside County General Plan allows clustering of building density in one portion of the site in small lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) Land Use Designation. The rest of the site could be preserved as open space or a use compatible with open space. The proposed project is consistent with the allowance as the 24 proposed lots are clustered in one portion of the 14-acre site, and the remaining 191,498 sq. ft. are designated as Open Area Combining Zone – Residential Developments (R-5). Therefore, the lots proposed by this subdivision are consistent with the Low Density Residential (LDR) Land Use Designation. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.
- e) The proposed Project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a	<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
--------------------------------	--	------------------------------	-----------

State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the

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

project area to excessive noise levels?

NA A B C D

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

a) The project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located adjacent to or near any highways; therefore, there are no impacts anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

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

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); “Noise Impact Analysis, Bremmer Project”, prepared by LSA Associates, Inc., dated June 2015; County of Riverside, Industrial Hygiene Programs review letter dated October 5, 2015

Findings of Fact:

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

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project shall also comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations. (COA 10.E HEALTH.2 and 10.PLANNING.20) Therefore, any potential noise impact is considered less than significant.

c) There are residences that are located to the west of the project site. In order to help reduce the noise created by the operation and use of the proposed project, the project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations that includes constructing a sound wall that is a minimum 6 feet high along the southwestern property line along Praed Street for Lots 1 through 8 and along the western property line along Dufferin Avenue for Lot 1. (COA 10.E HEALTH.2 and 10.PLANNING.20) With incorporation of the recommended mitigation measures, the project will have less than significant impacts.

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

d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project. To minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours in accordance with the recommendations of the Industrial Hygiene Programs (COA 10.E HEALTH.2 and 10.PLANNING.20).

Mitigation: The project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations that includes constructing a sound wall that is a minimum 6 feet high along the southwestern property line along Praed Street for Lots 1 through 8 and along the western property line along Dufferin Avenue for Lot 1. (COA 10.E HEALTH.1 and 10.PLANNING.20)

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

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

- a) The Project site is currently vacant and will not necessitate the construction of replacement housing elsewhere. Therefore, there will be no impact.
- b) The proposed Project will not create permanent employment opportunities and, thus, there would be no demand for additional affordable housing. There would be no impact.
- c) The Project site is currently vacant and would not displace any person. Therefore, there would be no need for construction of replacement housing. No impact would occur.
- d) The proposed Project will not affect any County Redevelopment Project Area. Therefore, there would be no impacts.

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

e) The proposed Project proposes the subdivision of 14 acres into 22 residential lots and two open space lots. Due to the limited scope of the proposed Project, the official regional and local population projections would not be exceeded. There would be a less than significant impact.

f) The scope of the Project is limited to the 22 proposed residential lots and two open space lots. Additionally, the Project site is largely surrounded by areas which have already been developed into single-family home subdivisions. Therefore, the proposed Project would not induce any substantial population growth directly or indirectly. There would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.11) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project site is serviced by the Riverside County Sheriff's Department (RCSD), the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA

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

10.PLANNING.11) The proposed project is required to pay these development fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have less than significant impacts on sheriff services and no mitigation is required. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits. (COA 80.PLANNING.11) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (COA 10.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

The project will not create a significant need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

Findings of Fact:

a) The proposed Project does not involve the construction or expansion of recreational facilities. Therefore, there would be a less than significant impact.

b) Residents of the Project site may use recreational facilities in the vicinity. Due to the relatively small size of the proposed development, which entails the fourteen (14) residential lots, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, there would be a less than significant impact.

c) The Project would incrementally increase the use of some types of recreational facilities in the Lake Matthews/Woodcrest Area Plan. The Project site is located within the boundaries of the Riverside County Recreation and Parks District. Prior to recordation of the final map, the applicant must apply to annex into the Plan area. If annexed, the project will be subject to Quimby fees at that time (COA 50.PLANNING.8 and COA 90.PLANNING.3); if the District chooses not to annex the property, the two Quimby conditions will not be applicable. This is a standard condition of approval and is not considered unique mitigation under CEQA. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

42. Recreational Trails

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

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project is not adjacent to or in the vicinity of a recreational trail nor has it incorporated any trails into its design; therefore, the project will have no impacts on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). Under the Transportation Department's Traffic Impact Analysis Preparation Guide, projects may be exempt from preparing a traffic study if it is not anticipated to generate 100 or more vehicle trips during the peak hours. The peak hours are considered to occur between 7-9am and 4-6pm. This project is not anticipated to generate 100 trips during the peak hour and therefore has been exempt from preparing a traffic study. The impact is less than significant. The impact is considered less than significant.

b) The project will not 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. The project will have no significant impact

c-d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, creating an increase in maintenance of responsibility. A portion of property taxes are provided to the Community Services District to offset the increase cost of maintenance. Therefore, the impact is considered less than significant.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction at full project build-out that will result from the change of zone and subdivision. Therefore, the impact is considered less than significant.

h) The project will not result in inadequate emergency access or access to nearby uses. There is no impact.

i) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from Riverside Public Utilities. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

b) Result in a determination by the wastewater

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

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?

Source: Department of Environmental Health Review

Findings of Fact:

a) The Western Municipal Water District (EMWD) will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

48. Utilities

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

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

Source: General Plan; Project Application Materials

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by AT&T and Charter. Although TTM No. 36894 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing single-family residential neighborhoods to the east and west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this Initial study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction

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

throughout this Initial Study.. Accordingly, impacts due to construction of street lights are evaluated as less than significant.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 22 single-family dwelling units, a water quality basin, and open space at full project build-out as a result of the new zoning classification and subdivision. The land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the Project site; thus energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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

Earlier Analyses Used, if any: Not Applicable

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

VII. AUTHORITIES CITED

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

Revised: 1/12/2016 2:27 PM
EA 42786.1

01/22/16
12:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

CT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36894 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36894, Amended No. 1, dated October 21, 2015.

CHANGE OF ZONE = Change of Zone No. 7867, Amended No. 1, Exhibit A, dated August 27, 2015.

CONCEPTUAL PLOT PLAN = Conceptual Plot Plan for TR36894, Exhibit A, dated August 27, 2015.

APPROVED EXHIBIT L = Tentative Tract Map No. 36894, Amended No. 1, Exhibit L (Sheets 1-5), Conceptual Landscape Plan, dated October 21, 2015.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

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. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 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. 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

01/22/16
12:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PROJECT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

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 USE - WATER AND SEWER SERVICE RECOMMND

TR36894 is proposing potable water service from Riverside Public Utilities and sanitary sewer service from Western Municipal Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: LSA Associates Inc.
20 Executive Park, Suite 200
Irvine CA 92614
(949)553-0666

Noise Study: Noise Impact Analysis, Bremmer Project (Griffin TTM 36894), County of Riverside, California, June 2014, June 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36894 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated October 5, 2015 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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 BUILDNG more than 600 feet from a hydrant. Minimum fire flow shall be 500 GPM for 1 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 506-780-038
Tract Map (TR) 36894 is a proposal to subdivide a 14-acre site into residential lots. The site is located in the Lake Mathews area on the southeasterly corner of Dufferin Avenue/McAllister Parkway and Praed Street. Change of Zone (CZ) 7867, which is a proposal to change the current zoning for the site from Residential Agricultural (R-A) to One Family Dwellings - 15,000 Square Foot Minimum (R-1-15000) and Open Space Combine Zone - Residential Developments (R-5), is being processed concurrently with the tract map.

A well-defined, heavily vegetated ravine with a tributary drainage area of approximately 945-acres traverses along the easterly boundary of the site and conveys flows northerly toward Dufferin Avenue/McAllister Parkway. The stormwater runoff ponds as it approaches McAllister Parkway before the flows enter 140 linear feet of quadruple 66-inch RCP culverts under McAllister Parkway. These culverts were constructed with the flood control improvements for Tract 30295 (Southwest Riverside ADP Line C-2, Stage 4 and Line C-4) and are maintained by the Riverside County Transportation Department (RCTD) as shown on District Drawing Number 1-00618. The hydrology report for Tract 30295 calculates the 100-year flow rate of 1,123 cfs. The Department of Water Resources (DWR) has delineated a 100-year floodplain for this watercourse on their Awareness

CT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Maps. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map.

The topography for the remainder of the site drains northerly. Surrounding developments may limit any additional offsite runoff. All onsite runoff is collected and conveyed to two water quality basins located near the northerly end of Street "A". A catch basin in Praed Street near Lot 1 collects and conveys the runoff from Lots 1 - 8 to the smaller basin while Lots 9 - 23 drain to Street "A" which conveys flows northerly to a catch basin that discharges these flows into the larger basin. Mitigated flows are discharged directly into the watercourse upstream of the culverts.

Onsite infiltration water quality basins provide highly effective mitigation for water quality impacts as well as hydrologic condition of concern (HCOC). Hydromodification control methodologies require matching the volume and timing of an event hydrograph, in addition to peak flow rates, through the use of structural BMPs, which are designed to control and reduce the post-construction runoff to the pre-developed condition. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

It should be noted that the site is located within the bounds of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$4,147 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP ORD 458 SPEC FLOOD HAZARD

RECOMMND

A portion of Tract Map (TR) 36894 is within the Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) listed in Ordinance 458 Section 5.d and shown on the Public Flood Hazard Determination Interactive Map which can be found at <http://rcflood.org>, then select Divisions - Regulatory - Floodplain Management Information.

Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

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.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section

ACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

a)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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)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.

c)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 - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 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. 8 MAP - NO OFFSITE SIGNAGE RECOMMND

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

PROJECT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 10

MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision
are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-15000 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 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 15,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 11

MAP - ORD NO. 659 (DIF)

RECOMMND

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

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

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

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 13 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.

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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.

6. Entry monument and gate entry 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. 14 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 18 MAP - PDA 4907 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4907 submitted for this project (TR36894) was prepared by Gini Austermann of LSA and is entitled: "Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County," dated March 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant April 14, 2015.

Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015. This report was received on

01/22/16
12:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - PDA 4907 ACCEPTED (cont.) RECOMMND

June 03, 2015 and accepted by the County Archaeologist on June 22, 2015.

PDA04907 concludes: No previously undocumented cultural resources were identified.

PDA04907 recommends: The proximity of cultural resources indicates a high sensitivity for subsurface archaeological resources. Therefore, monitoring of all earth-disturbing activity within the project is recommended.

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

10.PLANNING. 19 USE - GEO02438 RECOMMND

County Geologic Report GEO No. 2438, submitted for the project Tract Map (TR36894) was prepared by Soil Exploration Company, Inc. entitled; "Response to Riverside County Review (GEO 2438), Preliminary Geotechnical Feasibility Investigation and Infiltration Test Report, Proposed 21 Lot Single Family Residential Development, Praed Street (SEC of Dufferin Avenue and Praed Street, Riverside County, California" dated November 3, 2015. In addition, Soil Exploration Company, Inc. provided the following additional reports:
Preliminary Geotechnical Feasibility Investigation and Infiltration Test Report, Proposed 21 Lot Single Family Residential Development, Praed Street (SEC of Dufferin Avenue and Praed Street, Riverside County, California, dated December 22, 2014

GEO02438 concluded:

1. Based on our review of geologic maps, aerial photo analysis, and field mapping, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered very low.
2. Depth to historically highest groundwater is estimated to be at a depth of 7 feet below the ground surface (at Elev. 933 msl).
3. The northeast portion of the site has been identified as susceptible to liquefaction based on relatively loose sediment and shallow groundwater, and mitigation measures will be required for all construction in the alluvial area.

ACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02438 (cont.)

RECOMMND

4.The site is located below the Lake Mathews dam and the site may be subject to dam inundation in the unlikely event of dam failure during a seismic event.

GEO02438 Recommended:

1.To mitigate the potential adverse effects of liquefaction hazard we recommend a combination of soil improvements and foundation modifications in the area of Lots 1, 2, and 12 through 16.

2.Soil improvements should consist of the complete removal and re-compaction of the young alluvial sediment, which is considered to be susceptible to settlement and lateral spreading during a seismic event.

3.De-watering and possibly specialized heavy duty earth moving equipment will be required to facilitate removal of loose sediment below the groundwater elevation.

4.Foundation modification should include post tensioned slab systems for the subject Lots 1, 2, and 12 through 16 at a minimum.

GEO No. 2438 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2438 is hereby accepted for Planning purposes. Engineering and other 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

NOTE: The preliminary geotechnical study for the project contains no laboratory analyses of shear strength, hydroconsolidation, expansion potential, or grain size distribution; therefore, soil strength and other soil characteristics are not well known on the site. As such, prior to grading permit issuance, additional design-specific analysis should be performed, and consideration should be given to utilizing geotextile fabrics as a weak soil mitigative measure within areas susceptible to liquefaction.

10.PLANNING. 20 MAP - IND HYGIENE CONDITIONS

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated October 5, 2015:

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - IND HYGIENE CONDITIONS (cont.)

RECOMMND

Recommendations:

The following conditions shall be applied to the project based on the information provided by the consultant:

Exterior noise mitigation - 6 foot high sound wall / barrier:

1)A six (6) foot high noise barrier / sound wall shall be constructed along the southwestern property line along Praed Streets shielding Lots 1 through 8.

2)A six (6) foot high noise barrier / sound wall shall be constructed along the western property line along Dufferin Avenue shielding Lot #1.

The barrier must be constructed with a top elevation that is six feet higher than the adjacent elevation of the roadway.

Interior noise mitigation - architectural consideration:

1)Lots 1 through 8: Provide double-paned windows with a minimum sound transmission class (STC) of 30 for second-floor bedrooms and living rooms facing Praed Street.

2)Provide mechanical ventilation, such as an air-conditioning system, to all residential units.

Construction noise mitigation:

i)During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

ii)The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

iii)The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.

PROJECT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - IND HYGIENE CONDITIONS (cont.) (cont.) RECOMMND

iv)The contractor shall limit construction to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.

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 - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

CT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

association, or any other successor-in-interest,
whichever occurs later.

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

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

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County
landfills. In compliance with federal, state, and local
regulations and ordinances, any hazardous waste generated
in association with the project shall be disposed of at a
permitted Hazardous Waste disposal facility. Hazardous
waste materials include, but are not limited to, paint,
batteries, oil, asbestos, and solvents. For further
information regarding the determination, transport, and
disposal of hazardous waste, please contact the Riverside
County Department of Environmental Health, Environmental
Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance
of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common
landscaped areas through grass recycling (where lawn
clippings from a mulching type mower are left on lawn), or
through on-site composting of green waste, or through the
separation of green waste from other waste types to send to
a composting facility.

Xeriscape and/or use drought tolerant/low maintenance

01/22/16
12:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10.WASTE. 3 MAP - LANDSCAPE PRACTICES (cont.) RECOMMND

vegetation in all landscaped areas of the project.

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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP- ECP PHASE II ESA RECOMMND

Prior to map recordation, the following items needs to be addressed:

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by LSA Associates, Inc., dated March 13, 2015, and historical activity associated with the property, DEH-ECP concurs with the conclusions of the report that soil sampling and analysis is required. The soil sampling and analysis shall be conducted in accordance with the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information contact Environmental Cleanup Program at (951)955-8980.

Additional items may be required pending review of the above item(s).

ACT MAP Tract #: TR36894

Parcel: 136-110-022

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - CONSERVATION EASEMENT

RECOMMND

The applicant must record a conservation easement or deed restriction which covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. The easement or deed restriction shall be recorded in favor of a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

50.EPD. 2

MAP - ECS REQUIREMENTS

RECOMMND

The constrained areas will conform to the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

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

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

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

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

50. PRIOR TO MAP RECORDATION

50.EPD. 3 MAP - CONS. DEDICATION RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

50.EPD. 4 MAP - ECS CONDITION RECOMMND

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

FIRE DEPARTMENT

50.FIRE. 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 should 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.

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 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. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map 36894 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

01/22/16
12:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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