

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



ITEM  
1.3  
(ID # 4763)

**MEETING DATE:**

Tuesday, July 25, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE TRACT MAP NO. 36517 – Intent to Adopt a Mitigated Negative Declaration EA42595 – Applicant: Beresford Properties – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau/De Luz Policy Area – Rural: Rural Mountainous (R:RM) – Location: Northerly of Via Vaquero Road, split in the east and west by De Luz Road, and southerly of Rancho California Road – 70.5 Acres – Zoning: Residential Agricultural-5 Acre Minimum – REQUEST: The Tentative Tract Map proposes a Schedule D subdivision to create 14 single family residential lots with a minimum lot size of 5 acres on 70.5 gross acres. APN: 935-370-005, 935-370-007, and 935-370-009. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced cases acted on by the Planning Commission on June 21, 2017.

The Planning Department recommends approval; and,  
**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42595**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **TENTATIVE TRACT MAP NO. 36517** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


**ACTION:** Consent

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: July 25, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:  Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 36517 proposes to create 14 single family residential lots on 70.5 gross acres, with a minimum lot size of 5 acres. The project also includes 2.3 acres that will be conveyed to the Western Regional Conservation Authority pending the approval of the Criteria Refinement on the adjacent associated project known as Tentative Tract Map No. 36549. The Project will also create one water quality drainage basin lot. While the proposed residential lot size of 5-acre minimum is inconsistent with the General Plan Land Use designation of Rural Mountainous-10 acre minimum, it is consistent with the underlying Santa Rosa Plateau/De Luz Policy Area Policy SWAP 5.1 contained in the Southwest Area Plan, which allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater. The Project site is also located within the Walker Basin Policy Area within the Santa Rosa Plateau/De Luz Policy Area and is consistent with the Walker Basin Policy Area policies.

The project went before the Planning Commission on June 21, 2017. At that meeting the Planning Commission adopted the Mitigated Negative Declaration for Environmental Assessment No. 42595 and approved Tentative Tract Map No. 36517 by a vote of 5-0.

**Board Action**

The Planning Commission's decision is set for Receive and File. The land divider or any interested party may appeal the Planning Commission's decision within 10 days after the decision appears on the Board's agenda. If an interested party files a complete and timely appeal with the Clerk of the Board, the Board of Supervisors' may hear this item.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

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STATE OF CALIFORNIA**

**SUPPLEMENTAL**

**Additional Fiscal Information**

All fees are paid by the applicant, there is no General Fund obligation.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

**ATTACHMENT A. Planning Commission Minutes**

**ATTACHMENT B. Planning Commission Packet (Part 1)**

**ATTACHMENT C. Planning Commission Packet (Part 2)**

  
Brett Dawson

6/30/2017

  
John Hildebrand

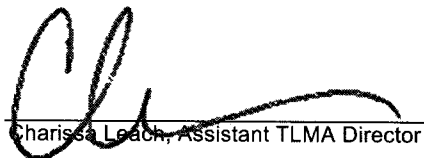
6/30/2017

  
Tiffany North

6/30/2017

  
Karlene Hernandez

7/3/2017

  
Charissa Leach, Assistant TLMA Director

7/10/2017

  
Tina Grande, Principal Management Analyst

7/18/2017



## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 21, 2017

### 1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33926** – Applicant: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS:C) – Location: Northerly of Grand Avenue and Easterly of Ethlene Drive – 3.15 Acres – Zoning: One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1) – Approved Project Description: Schedule “A” Subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 sq. ft. (net) and a 1.42 net acre Open Space Lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33926, extending the expiration date to June 10, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- APPROVED** First Extension of Time Request For Tentative Tract Map No. 33926, extending the expiration date to June 10, 2018.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29322** – Applicant: WSI Land Holdings, LLC – Fifth Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Business Park (CD-BP) (0.25-0.60 FAR) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road – 43.4 Gross Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: Schedule “A” Subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and four (4) open space lots for water detention/quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- APPROVED** First Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34842** – Applicant: Joseph E Bonadiman Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Simpson Road and easterly of Leon Road– 10.24 Gross Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule “A” Subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 sq. ft. and two (2) open space lots for a water quality basin and a regional trail – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34842, extending the expiration date to April 20, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- APPROVED** First Extension of Time Request for Tentative Tract Map No. 34842, extending the expiration date to April 20, 2018.





## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 21, 2017

- 1.4 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477** – Applicant: Bridgewalk 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, southerly of Rabbit Scramble Trail, and easterly of Washington Street – 69 Gross Acres – Zoning: Residential Agriculture (RA-1) – Approved Project Description: Schedule “B” Subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one (1) detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2018.
- 1.5 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34713** – Applicant: Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Avenue D, easterly of Cole Avenue, and westerly of Alexander Street – 38.25 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: Schedule “B” Subdivision of 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one (1) acre and four (4) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2017.
- 1.6 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752** – Applicant: Lansing Companies – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Public Facilities (CD-PF) – Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Lake Mathews Drive, southerly of Cajalco Road, and westerly of Wood Road – 117.7 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2 ½) – Approved Project Description: Schedule “B” Subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and nine (9) open space lots on a total site area of 117.7 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2018.
- 1.7 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31545** – Applicant: United Engineering Group c/o Beau Cooper – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Oak Valley Drive, southerly of Alicante Drive, easterly of Leon Road, and westerly of Juniper Flats Road – 17.42 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Subdivide 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 sq. ft., and two (2) open space lots for a regional trail and water quality basin – **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31545, extending the expiration date to July 17, 2018.



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**REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31545, extending the expiration date to July 17, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

- 1.8 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31546** – Applicant: United Engineering Group c/o Beau Cooper – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Oak Valley Drive, southerly of Alicante Drive, easterly of Leon Road, and westerly of Juniper Flats Road – 36.28 Acres – Zoning: Specific Plan (S-P) – Approved Project Description: Subdivide 36.28 acres into 114 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) 4.19 acre park, and one (1) open space lot for a regional trail – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31546, extending the expiration date to July 11, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 31546, extending the expiration date to July 11, 2018.

- 1.9 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Southerly of Grand Avenue, westerly of Beeler Road, and northerly of Simpson Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 44 acres into 140 single family residential lots, four (4) open space lots for a 3.55 acre portion of a 5.57 acre joint park with Tentative Tract Map No. 31858, a paseo connection, and drainage – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 28, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 28, 2017.

- 1.10 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commerical Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly of Pourroy Road and Auld Road – 21.01 Gross Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule "E" Subdivision of 21.01 acres into three (3) commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2018.

- 1.11 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Highway 79 Policy Area – Location: Southerly of Keller Road, westerly of

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2018.



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Washington Street, and easterly of Coventry Lane – 20.7 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a one (1) acre park – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

- 1.12 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33884** – Applicant: Maxine Miller – Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan: Community Development: Highest Density Residential (CD-HHDR) – Location: Northerly of Carmen Avenue, southerly of Aloma Drive, easterly of Orange Street, and westerly of Broadway Street – 9.26 Acres – Zoning: Highest Density Residential (R-7) – Approved Project Description: Schedule “A” Subdivision of 9.26 gross acres into 40 residential lots with a minimum lot size of 5,000 sq. ft. with affordable housing provisions in accordance with R-6 zoning requirements, and three (3) open space lots for a detention basin and expanded parkway landscaping – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33884, extending the expiration date to November 4, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 33884, extending the expiration date to November 4, 2018.

- 1.13 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496** – Applicant: Mike Naggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-RC-LDR) – Location: Southerly of 12<sup>th</sup> Street, easterly of Y Avenue, northerly of Apricot Avenue, and westerly of North Drive – 19.54 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2018.

- 1.14 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008** – Applicant: Sun Holland, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Craig Road, westerly of Eucalyptus Road, and southerly of Holland Road – 160 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum lot size, a 5.3 acre park site, and 29.33 acres of open space/drainage lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2018.



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- 1.15 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2017.
- 1.16 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2018.
- 1.17 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976** – Applicant: Winchester Hills CSI, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Ano Crest Road, westerly of Leon Road, and southerly of Busby Road – 53.39 Gross Acres – Zoning: Winchester Hills Specific Plan (SP 293, Pas 51, 53) – Approved Project Description: Schedule “A” Subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2018.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 ORDINANCE NO. 348.4856** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to **Planning Commission Action:** Public Comments: Closed  
By a vote of 5-0  
Planning Staff Recommend the Following Actions to the Board of Supervisors:



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the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements. Continued from May 17, 2017. Project Planner: Wendell Bugtai at (951) 955-2459 or email at [wbugtai@rivco.org](mailto:wbugtai@rivco.org).

**FIND** Ordinance No. 348.4856 exempt from the California Environmental Quality Act (CEQA); and,

**ADOPT** Ordinance No. 348.4856.

### 4.0 PUBLIC HEARINGS – NEW ITEMS:

#### 4.1 CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – Intent to Adopt a Negative Declaration – Applicant:

Ali Mazarei – Engineer/Representative: Ali Mazarei – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly corner of Cajalco Expressway and Harvill Avenue, and westerly of the I-215 Freeway – 11.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800 sq. ft. building, which has a separate entrance and point of sale from the motor vehicle fuel sales. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

#### **Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42901; and,

**TENTATIVELY APPROVE** Change of Zone No. 7917; and

**APPROVE** Conditional Use Permit No. 3370 Revision No. 1, subject to conditions of approval.

#### 4.2 TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Pulsar Investment, LLC, c/o Luo Brince – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) and Open Space: Mineral Resources (OS-MIN) – Zoning: Specific Plan (SP176A4) – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres – **REQUEST:** The Tentative Parcel Map is a Schedule "E" Subdivision of two (2) parcels into five (5) industrial parcels. The Plot Plan proposes to construct four (4) industrial buildings totaling 86,768 sq. ft. (Building 1 - 21,422 sq. ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857 sq. ft. and Building 4 - 20,360 sq. ft.) and a Water Quality Basin (12,891 sq. ft.). Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

#### **Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**CONSIDERED** an Addendum for Environmental Assessment No. 42759; and,

**APPROVED** Plot Plan No. 25719R1; and,

**APPROVED** Tentative Parcel Map No. 37277, subject to conditions of approval.

#### 4.3 TENTATIVE TRACT MAP NO. 36517 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Beresford Properties, LLC – Engineer: David Jeffers Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 AC Min.) – Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, and southerly of Rancho California Road – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Tract

#### **Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42595; and,



## PLANNING COMMISSION HEARING REPORT OF ACTIONS JUNE 21, 2017

proposes a Schedule "D" Subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of five (5) acres. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**APPROVED** Tentative Tract Map No. 36517, subject to conditions of approval.

- 4.4 CONDITIONAL USE PERMIT NO. 3722** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Derek Catalino – Engineer/Representative: AA & Associates – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: Northerly along Temescal Canyon Road, southerly of Arcadia Street, westerly of El Cerrito Road, and easterly of Jolora Avenue – 0.26 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** A Conditional Use Permit application for an automotive dealership within an existing 1,686 sq. ft. auto sales office and 1,620 sq. ft. of outdoor auto display area. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**FOUND** the project exempt from the Environmental Quality Act (CEQA); and,

**APPROVE** Conditional Use Permit No. 3722, subject to conditions of approval.

- 4.5 CHANGE OF ZONE NO. 7933** – No New Environmental Documents Required – Applicant: Little Sand Creek Development, LP, c/o Angela Little – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, westerly of Anza Road and easterly of Altanos Road – 40 acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural ½ acre min. (R-A-½) – Residential Agricultural 1-acre min. (R-A-1) – Residential Agricultural 2-acre min. (R-A-2) – **REQUEST:** Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone, Residential Developments (R-5), Residential Agricultural ½ acre min. (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2) to Wine Country – Residential (WC-R) Zone. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

**FIND** that No New Environmental Document is Required; and,

**TENTATIVELY APPROVE** Change of Zone No. 7933.

- 4.6 ORDINANCE NO. 348.4857** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4857 is an amendment to Riverside County's Land Use Ordinance, which adds Article XIXk "Unattended Donation Bins" to Ordinance No. 348. This amendment establishes regulations and development standards for the placement of Unattended Donation Bins in the unincorporated areas of the County of Riverside. Additionally, the amendment establishes the permitting and operational requirements for Unattended Donation Bins, as well as procedures for enforcement. Project Planner: John Hildebrand at (951) 955-1888 or email at [jhildebr@rivco.gov](mailto:jhildebr@rivco.gov).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

Planning Staff Recommend the Following Actions to the Board of Supervisors:

**FIND** that that proposed amendment is exempt from the California Environmental Quality Act (CEQA); and,

**ADOPT** Ordinance No. 348.4857.

**5.0 WORKSHOP**

**5.1 ORDINANCE NO. 348 WORKSHOP**

**PRESENTED** by Wendell Bugtai.

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**

Agenda Item No.:

Area Plan: Southwest

Zoning Area: Rancho California

Supervisory District: First

Project Planner: Brett Dawson


Planning Commission: June 21, 2017

TENTATIVE TRACT MAP NO. 36517

ENVIRONMENTAL ASSESSMENT NO. 42595

Applicant: Beresford Properties, LLC

Engineer/Representative: Eric Ruby ESA Inc.

  
Charissa Leach,  
Assistant Director of TLMA

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**TENTATIVE TRACT MAP NO. 36517 ("Project")** proposes a Schedule "D" subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres. The project also includes 2.3 acres that will be conveyed to the Western Riverside Conservation Authority pending the approval of the Criteria Refinement on the adjacent associated project known as Tentative Tract Map No. 36549. The project also includes a 2.1-acre MSHCP Riparian/Riverine Mitigation Area.

The proposed Project is located in the Southwest Area Plan, more specifically the Project is located northerly of Via Vaquero Road, easterly of De Luz Road, southerly of Rancho California Road, westerly of De Luz Road.

### BACKGROUND:

Tentative Tract Map No. 36517 proposes to create 14 single family residential lots on 70.5 gross acres, with a minimum lot size of 5 acres. The Project will also create one water quality drainage basin lot. While the proposed residential lot size of 5-acre minimum is inconsistent with the General Plan Land Use designation of Rural Mountainous-10 acre minimum, it is consistent with the underlying Santa Rosa Plateau/De Luz Policy Area Policy SWAP 5.1 contained in the Southwest Area Plan which allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater. The Project is also located within the Walker Basin Policy Area within the Santa Rosa Plateau/De Luz Policy Area and is consistent with the Walker Basin Policy Area policies.

As stated in the General Plan, the Walker Basin Policy Area was previously included in a specific plan approved in the 1980's for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 14, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area.

The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting.

Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The residential lots will be contour graded to establish house pads, driveways, slopes and drainage/water quality features. A homeowner's association is proposed, and individual lot purchasers will be responsible for all on-lot maintenance requirements, excluding the vineyard/orchard areas and drainage facilities. Individual residential home design, construction and non-vineyard/orchard landscaping will be the responsibility of the lot purchaser, and individual lot purchasers will be required to go through County architectural design review and obtain their own individual building permits. All manufactured slopes will be landscaped by the project applicant for erosion control/water quality purposes.

### **ISSUES OF POTENTIAL CONCERN:**

The 2.3 acres identified for the conveyance to the Western Riverside Conservation Authority to support the Criteria Refinement for the adjacent development at Tentative Tract Map No. 36549, southwest of the proposed project. The project applicant is preparing a Criteria Refinement report for other portions of the overall Walker Hills project which proposes to relocate a portion of Proposed Constrained Linkage 12 (PCL-12) to another location on the project site. The Criteria Refinement does not affect Tentative Tract Map 36517, as PCL-12 is located southwest of the tract boundary (south of De Luz Road and west of Walker Hills Road). A small portion of Relocated CL-12 is located south of the Tentative Tract 36517.

### **SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6):    | Rural: Rural Mountainous (R: RM)  |
| 2. Surrounding General Plan Land Use (Ex. #6): | Rural: Rural Mountainous (R: RM) on all sides.  |
| 3. Existing Zoning (Ex. #3):                   | Residential Agricultural, 5-acre minimum (R-A-5)  |
| 4. Surrounding Zoning (Ex. #3):                | Residential Agricultural, 5-acre minimum (R-A-5)  |
| 5. Existing Land Use (Ex. #1):                 | The project site is currently undeveloped   |
| 6. Surrounding Land Use (Ex. #1):              | Scattered single-family residential and vacant land.  |
| 7. Project Data:                               | Total Acreage: 70.5<br>Total Proposed Lots: 14<br>Proposed Min. Lot Size: 20,000 square feet<br>Schedule: D |
| 8. Environmental Concerns:                     | See attached environmental assessment No. 42595   |

### **RECOMMENDATIONS:**

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

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42595,** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;



**APPROVE TENTATIVE TRACT MAP NO. 36517**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into 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 existing Land Use Designation of the Project site is Rural: Rural Mountainous (R:RM).
2. The Project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM).
3. The existing zoning for the subject site is Residential Agricultural, 5-acre minimum (R-A-5).
4. The Project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) on all sides.
5. The Project site has a land use designation of Rural Mountainous (RM) 10-Acre minimum by the General Plan, which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. The residential development would be rural in form, with large lots featuring single-family homes.

While the Project has a General Plan Land Use designation of Rural Mountainous-10 acre minimum, it is also within the Santa Rosa Plateau/De Luz Policy Area, as well as the Walker Basin Policy Area contained in the Santa Rosa Plateau/De Luz Policy Area. Policy SWAP 5.1 contained allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater.

The project proposes to develop 14 estate-size single family detached residential lots within the boundary of the 70.5 acre project site. Minimum lot sizes proposed are five (5) acres consistent with the existing underlying zoning, General Plan and Southwest Area Plan designations. In addition, the project would be consistent with the Walker Basin Area Policy Area reversion to acreage process conditions of approval that were initiated and approved by the Board of Supervisors on July 15, 2003 through adoption of Resolution No. 2003-184 Adopting Amendment No. 2 to Specific Plan No. 172 (Walker Basin), and Resolution No. 2003-373 Amending the Riverside County Comprehensive General Plan to Establish a Residential 5 Acre Minimum Lot Size and Recreational Open Space Corridor, and (R) ADOPTION OF ORDINANCE NO. 348.4116 Adopting R-A-5 and R-5 zoning for the underlying property. The Project is also located within the Walker Basin Policy Area within the Santa Rosa Plateau/De Luz Policy Area and is consistent with the Walker Basin Policy Area policies, SWAP 6.1 through SWAP 6.5.

The Santa Rosa Plateau/De Luz Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area

because it has 14- minimum 5 acre lot sized estate size lots with on 70.5 acres. The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The Project site is also located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. To ensure that future development of the property would be consistent with the character of the surrounding area, The Project would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site. The site's general plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area through the adoption of the Walker Basin Policy Area

6. The site is physically suitable for the proposed residential development and density because it consists of minimum 5-acre lots that will preserve the surrounding habitat and natural features of the area.
7. Environmental Assessment No. 42595 was prepared for the Project which includes Tentative Tract Map No. 36517. The Environmental Assessment analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing projects. Based on the findings and conclusions in Environmental Assessment No. 42595 and the Project's conditions of approval, the design of Tentative Tract Map No. 36517 is not likely to cause serious public health problems or substantially injure fish or wildlife or their habitat.
8. The design of Tentative Tract Map No. 36517 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are existing recorded easements for public access roads. Through the Project's design, these easements public access will be maintained or alternatives will be provided.
9. The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone classification require a minimum lot size of 20,000 square feet. The proposed Project will conform to this standard because the minimum lot size for the proposed subdivision will be 36,531 square feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone require a minimum average lot depth of 150 feet. The proposed Project conforms to the width standard because the minimum lot depth for each residential lot will be 348 feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) require a minimum average lot width of 100 feet. The proposed Project complies with the minimum average lot width requirements of the Residential Agricultural, 5-acre minimum (R-A-5) zone.

Based on the above, the proposed Project will conform to the development standards of the proposed R-A-5 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

10. Located within project vicinity are scattered single family homes and undeveloped land.

11. The Project is located within Criteria Cell 6988 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP calls for conservation of 15-25% of this Cell, focusing on habitat within the western portion of the Cell. However, the Project site does not occur within the western portion of the Cell and instead occurs on the eastern side of Glen Meadows Road. Although the targeted conservation area occurs offsite to the west of Glen Meadows Road, the project still proposes to conserve approximately one acre of coastal sage scrub as part of the Criteria Refinement Process (Section 6.5 of the MSHCP). HANS 2117 was prepared for the Project. The status of the Joint Project Review for HANS 2117 is currently under review with the Wildlife Agencies and the Western Riverside Conservation Authority to address comments that were discussed during a meeting held on January 19, 2017. Based on the agreed to revisions to the MSCHP consistency documentation for project that would increase mitigation ratios identified in the Determination of Biologically Equivalent of Superior Preservation report from 2:1 to 3:1; the County of Riverside Planning Department finds the project conditionally consistent with the MSHCP.
12. The proposed Project is not located within a Sphere of Influence.
13. The proposed Project is located within the De Luz community of the Riverside County Southwest Area Plan, the Walker Basin Policy Area, within the Santa Rosa Policy Area, west of the City of Temecula, and south of the Santa Rosa Plateau.
14. This land division is located within a CAL Fire responsibility area and a very high fire hazard severity zone.
15. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front, and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation.
16. The proposed Project is consistent with the Schedule "D" map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460. The map complies with the requirements of Ordinance No. 460. Per Section 10.8 A.1, the streets are conditioned (50.PLANNING.36) that prior to recordation of the final map, the property must be annexed into the De Luz Community District. The streets shall be improved with 24 feet of suitable aggregate base, four inches thick, on a 40-foot graded roadway section. Vertical grades and horizontal alignments shall be held to an acceptable tolerance as determined by the Director of Transportation. The Transportation Department has reviewed the Project and has issued Conditions of Approval accordingly.

Per Section 10.8 A.2, the project will be served by Rancho California Water District (RCWD) with existing water facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed 20 and 24 inch water lines. The project will be consistent with the Water System Facility Requirements and Design Guidelines of Rancho California Water District which includes design and installation of lines to the standards of the RCWD.

Per Section 10.8.B, Condition 10.FIRE.2 Requires hydrants to have a minimum fire flow of 1000 GPM for a 2 hour duration at 20 PSI, exceeding the minimum requirements of Section 10.8.B

Per Section 10.8.C sewage disposal will be via individual on-lot advanced treatment septic systems with leach fields. Each lot will have an advanced treatment system that purifies the wastewater and discharges it to an on-lot 7,500 SF leach field. The Project is conditioned under 10.E HEALTH.4 that the plan must be approved by the Environmental Health Department, with an inspection by Environmental Health Staff.

17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
18. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use, fuel brakes and green belts.
19. Environmental Assessment No. 42595 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Noise
  - d. Mandatory Findings of Significance

These listed impacts will be fully mitigated to a level of less than significant 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 Rural: Rural Mountainous (R:RM) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Project is consistent with the proposed Rural Agricultural, 5-acre minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed Project is consistent with the Schedule "D" map requirements of Ordinance No. 460, and with all 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:**



Supervisor: Jeffries  
District 1

**Zoning Area:** Rancho California



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. Plan provisions may land use designations different type of land use is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at 951.955-4200 (Western's county) or at [Planning@riverside.ca.gov](mailto:Planning@riverside.ca.gov). Visit our Website at [www.riverside.ca.gov](http://www.riverside.ca.gov).



# RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36517

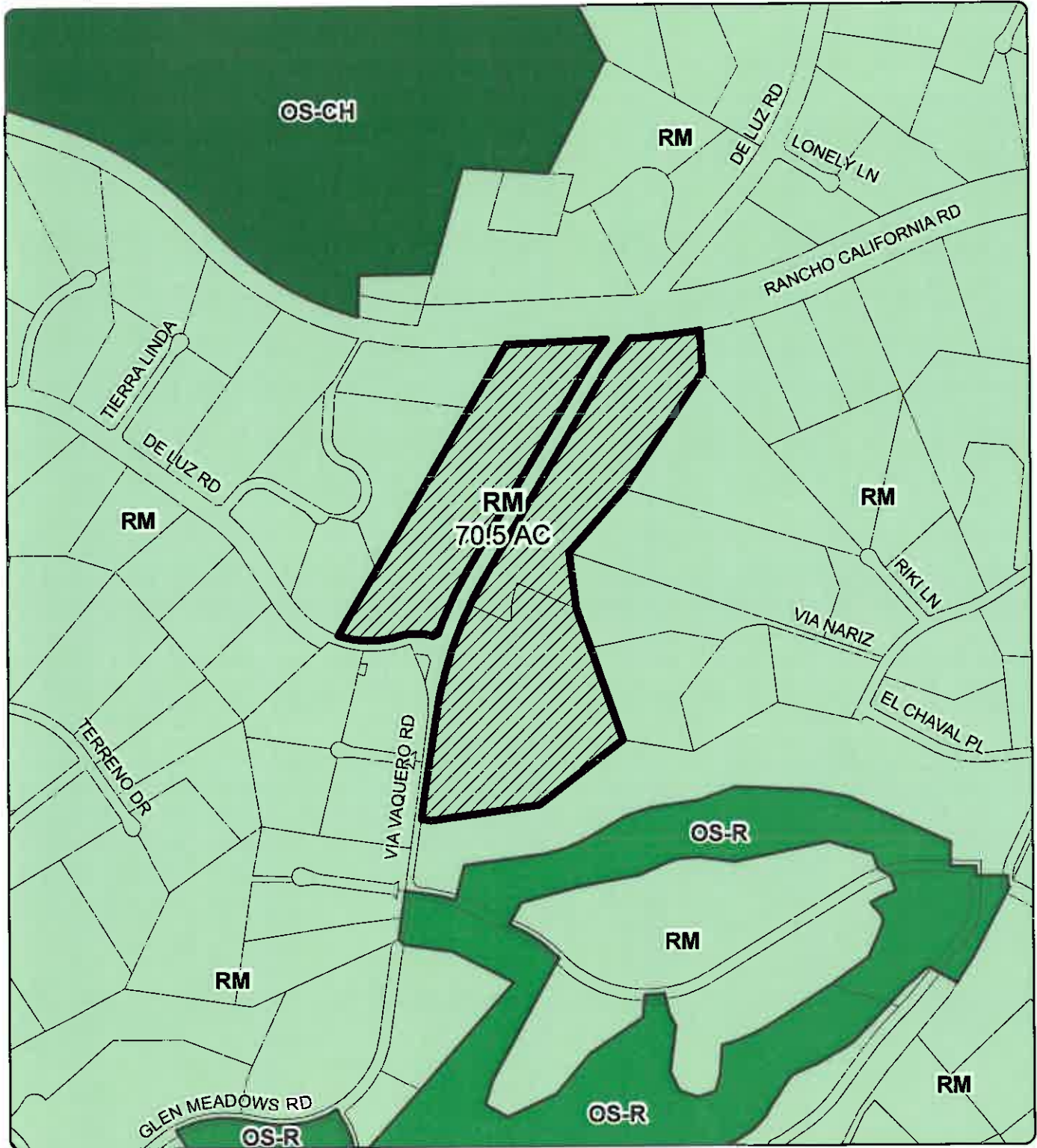
Date Drawn: 04/08/2016

Supervisor: Jeffries

District 1

## EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Rancho California

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.rcplma.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36517

### LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 04/08/2016

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36517

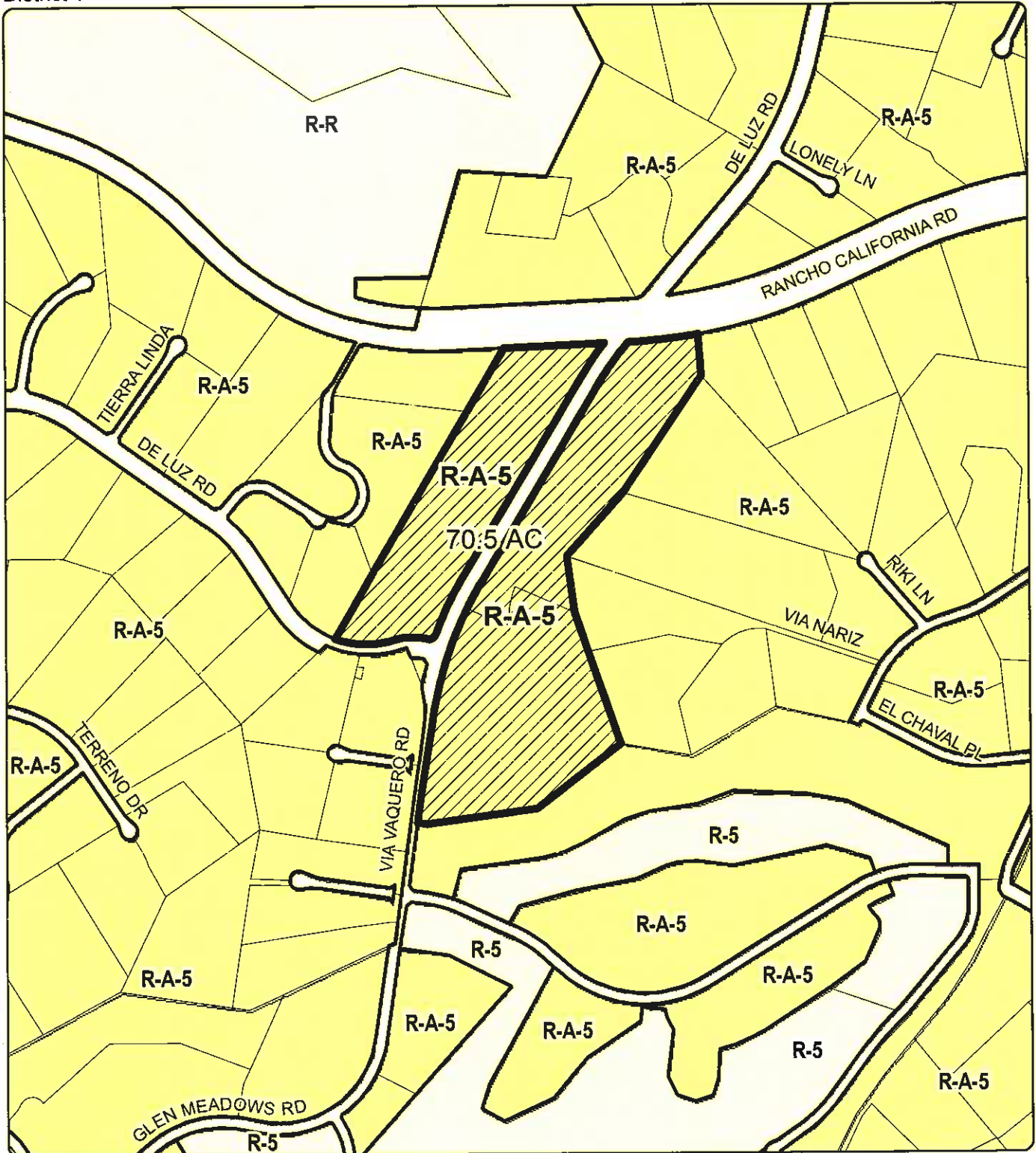
## EXISTING ZONING

Date Drawn: 04/08/2016

Exhibit 2

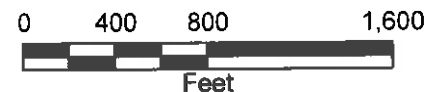
Supervisor: Jeffries

District 1



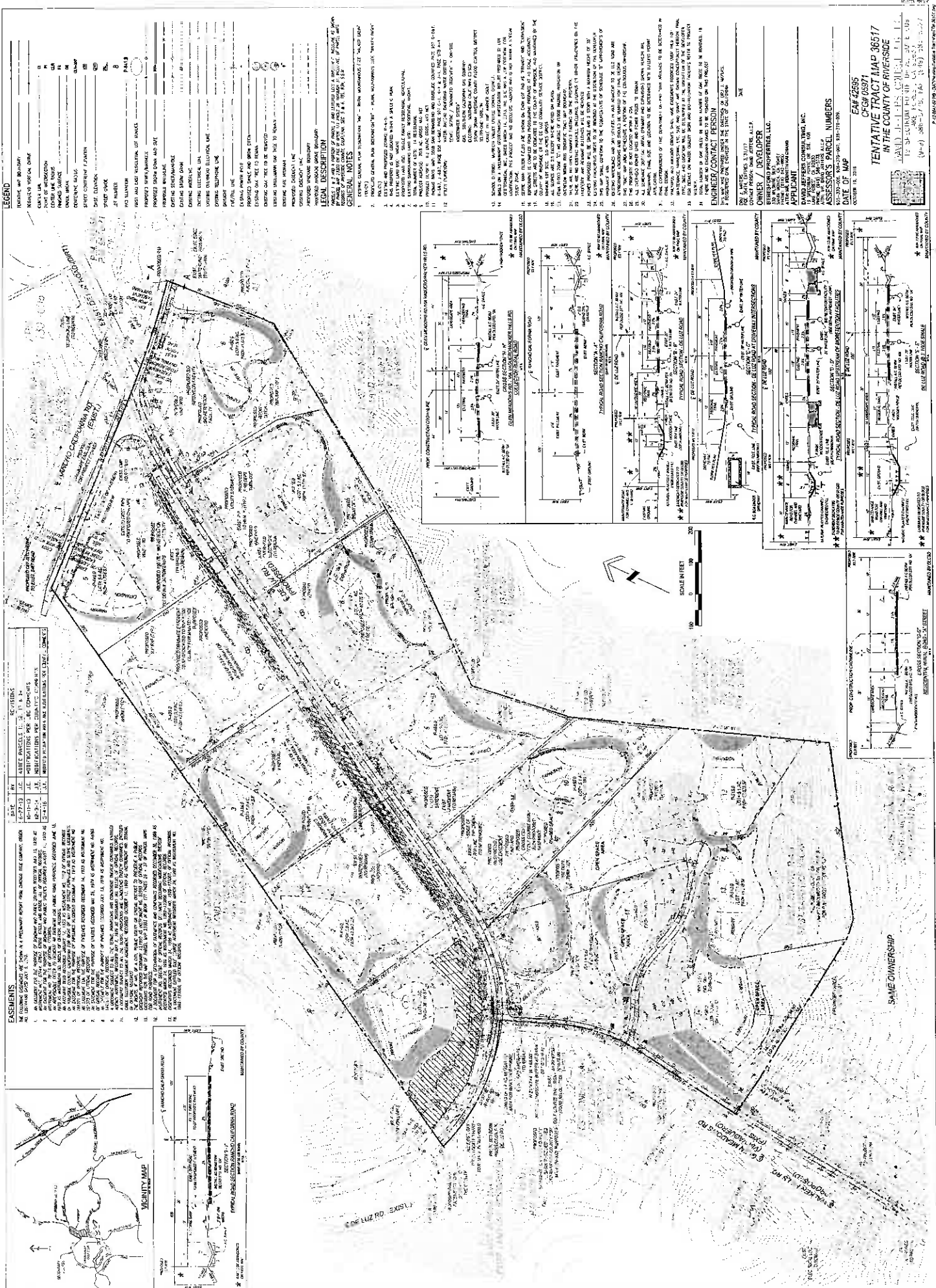
Zoning Area: Rancho California

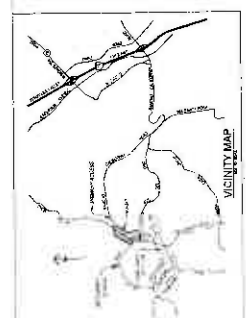
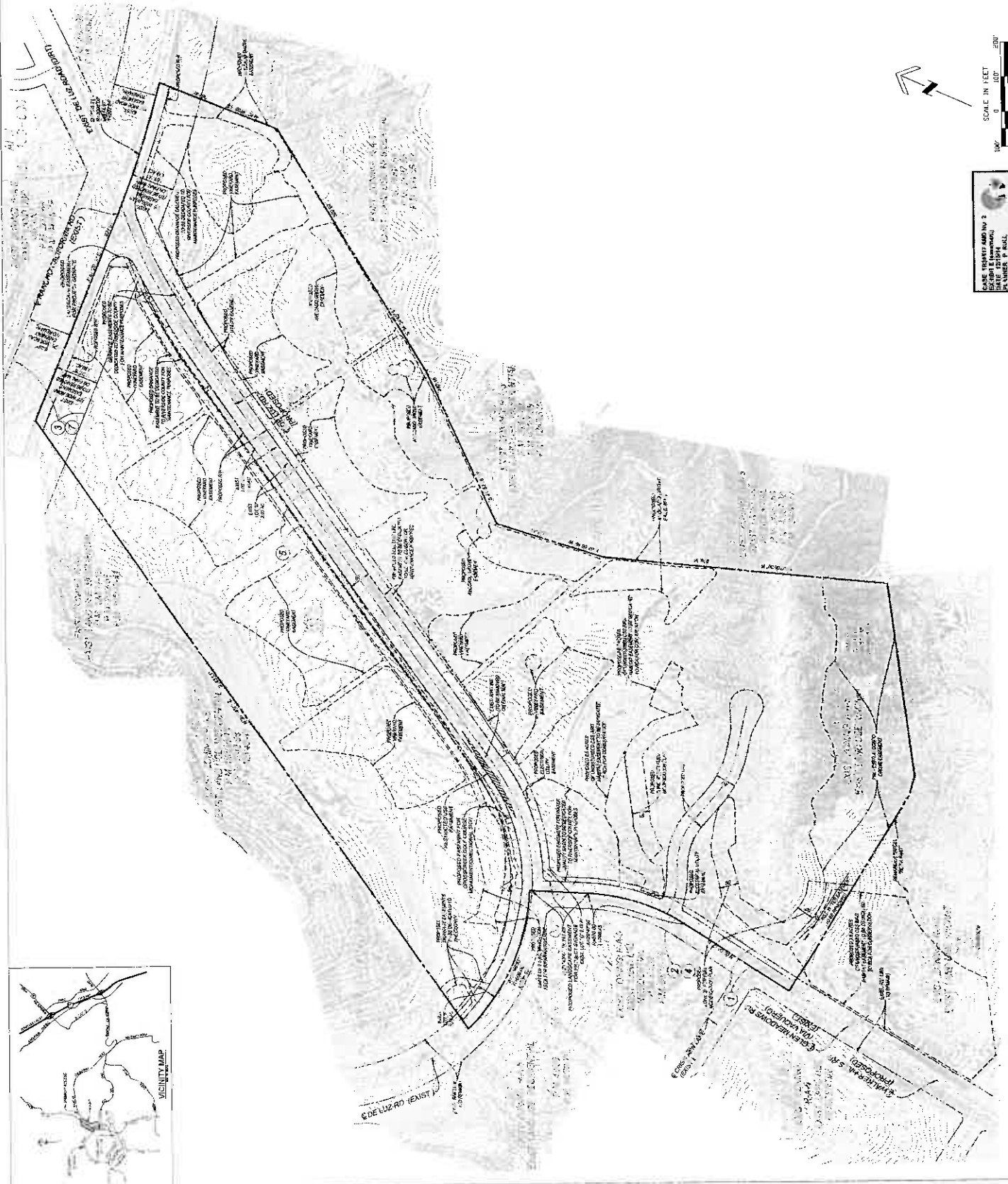
Author: Vinnie Nguyen



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**LEGEND**

- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED TRACT
- EXISTING TRACT

**EASEMENTS**

1. EASEMENT FOR THE PROPOSED TRACT 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, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LEGAL DESCRIPTION**

THE TRACTS 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, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**ENGINEER/CONTACT PERSON**

THESE MAPS WERE PREPARED BY THE ENGINEER/CONTACT PERSON, WHO IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

**OWNER/CONTACT PERSON**

THESE MAPS WERE PREPARED BY THE OWNER/CONTACT PERSON, WHO IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

**APPLICANT**

THESE MAPS WERE PREPARED BY THE APPLICANT, WHO IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

**ASSESSOR'S PARCEL NUMBERS**

THESE MAPS WERE PREPARED BY THE ASSESSOR'S PARCEL NUMBERS, WHO IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

**DATE OF MAP**

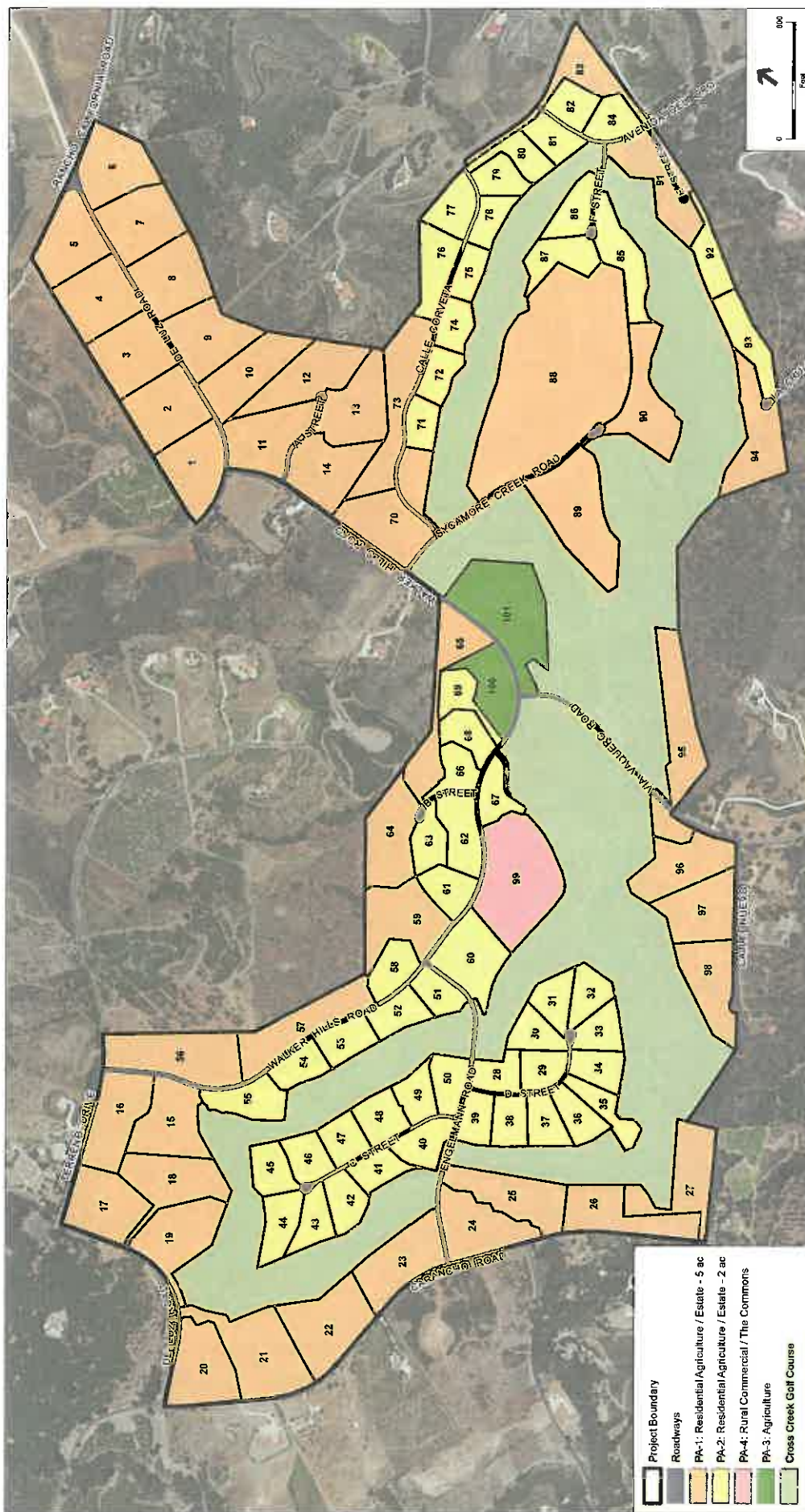
THESE MAPS WERE PREPARED BY THE DATE OF MAP, WHO IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

EAS 42555  
CPM 05871  
EASEMENTS TRACT MAP FOR  
TENTATIVE TRACT MAP 36517  
IN THE COUNTY OF RIVERSIDE

DAVID JEFFERS CONSULTING, INC.  
18 SPECTRUM POINTE DRIVE, SUITE 609  
RIVERSIDE, CALIFORNIA 92506  
PH: 951-585-5178, FAX: 951-585-5527  
WWW.DJCONSULTING.COM

SCALE: 1" = 100'  
0 100 200  
N

CASE: TRACT 36517 AND NO. 2  
RECORD: 1 (EASEMENTS)  
PLANNER: P. BULL





**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42595

**Project Case Type (s) and Number(s):** Tentative Tract Map 36517, CFG 5971, HANS 2117

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

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

**Contact Person:** Brett Dawson

**Telephone Number:** (951) 955-0972

**Applicant's Name:** Kenneth Kai Chang, Beresford Properties, LLC

**Applicant's Address:** 330 Wilshire Blvd, Santa Monica, CA 90401

**CEQA Consultant's Name:** Environmental Science Associates (ESA)

**CEQA Consultant's Address:** 550 West C Street, Suite 750, San Diego, CA 92101

### I. PROJECT INFORMATION

- A. Project Description:** The project site is located in unincorporated Riverside County within the De Luz community of the Riverside County Southwest Area Plan, west of the City of Temecula and south of the Santa Rosa Plateau, approximately two miles north of the Riverside/San Diego County boundary. The project site is located within the Southwest Area Plan - Walker Basin Policy Area, within the Santa Rosa Plateau Policy Area, and the Countywide General Plan designation is Rural Mountainous (RM) 10-Acre minimum. Existing Zoning is R-A-5. The Walker Basin Policy Area and the Southwest Area Plan contain specific policies that apply to Tentative Tract Map No. 36517, including allowing a minimum lot size of 5 acres.

Tentative Tract Map No. (TR) 36517 contains 70.5 acres, located immediately north of the Cross Creek Golf Club. The project proposes to develop 14 estate-size single-family detached residential lots, public streets, and drainage/water quality facilities within the boundary of the 70.5 acre project site. TR 36517 proposes minimum lot sizes of five (5) acres, each with an approximately one (1) acre building pad located toward the rear of the lot, and the balance of the lot in planted vineyards and/or orchards. The project is located within the Rancho California Area Zoning District, and is consistent with the existing underlying zoning, Residential Agriculture (R-A-5), and land use designations (currently vacant), and the Walker Basin Policy and Southwest Area Plan Walker Basin policies.

The underlying land planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The residential lots will be contour graded to establish house pads, driveways, slopes and drainage/water quality features. A homeowner's association is proposed, and individual lot purchasers will be responsible for all on-lot maintenance requirements, excluding the vineyard/orchard areas and drainage facilities. Individual residential home design, construction and non-vineyard/orchard landscaping will be the responsibility of the lot purchaser, and individual lot purchasers will be required to go through County architectural design review and obtain their own individual building permits. All manufactured slopes will be landscaped by the project applicant for erosion control/water quality purposes.

TR 36517 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). There is one MSHCP Criteria Cell (6988) that is located on-site, principally focused upon habitat conservation to facilitate wildlife movement through and around the project area Plan area. HANS 2117 has been prepared to document the proposed MSHCP conservation areas.

The project proposes a 2.1-acre MSHCP Riparian/Riverine Mitigation Area. The project also proposed 2.3 acres of coastal sage scrub conservation that will be conveyed to the Western Riverside Conservation Authority pending the approval of the Criteria Refinement on the adjacent associated project known as Tentative Tract Map No. 36549. The proposed project has been designed to avoid sensitive habitat and oak trees to the maximum extent practicable.

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

**C. Total Project Area:** 70.5 gross acres

Residential Acres: 70.5	Lots: 14	Units: 14 single family homes	Projected No. of Residents: 39
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

**D. Assessor's Parcel No(s):** 935-370-005, 935-370-007, 935-370-009.

**E. Street References:** Located southwest and southeast of the intersection of Rancho California Road and De Luz Road. Rancho California Road defines the northern property line while De Luz Road traverses through the approximate center of the site from the northeast to the southwest.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Parcels 1 & 2 and a portion of Parcel 3 and lettered lots A through G, inclusive as shown by Parcel Map 23303 on file in Book 171 pages 26-37, inclusive of parcel maps, Records of Riverside County, California. Sections 5 & 6, and T8S, R3W, S.B.M.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is bordered by a few existing developed parcels on all sides. The majority of the interface is pristine open space. A paved roadway bisects the project site. The site topography varies from relatively planar with a gentle fall to the southwest to moderate to steep hillside. Vegetation across the site consists mostly of a light to moderate growth of grasses and weeds within the relatively planar areas, becoming heavy brush within the steeper, more elevated portions of the site. Scattered trees are present over the subject site. The parcels are and have been vacant land throughout their researched history.

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

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

- 1. Land Use:** The project is consistent with the Riverside County General Plan land use designation for the property (Rural Mountainous (RM) 10-Acre minimum). The proposed project would meet the following General Plan and Southwest Area Plan Policies (including those identified in the Santa Rosa Plateau/De Luz and Walker Basin Policy Areas).

*Riverside County General Plan Land Use Element:* LU 1.1; LU 1.6; LU 2.1; LU 3.1; LU 4.1; LU 5.1; LU 5.2; LU 5.3; LU 5.4; LU 6.1; LU 6.3; LU 6.4; 6.5; LU 8.2; LU8.3; LU 9.1; LU 10.1; LU 11.1; LU 12.1; LU 12.6; LU 12.7; LU 14.7; LU 17.1; LU 17.2; LU 17.3.

*Southwest Area Plan Land Use Policies:* SWAP 15.1; SWAP 16.

*Santa Rosa Plateau/De Luz Policy Area:* SWAP 5.1; SWAP 5.2.

*Walker Basin Policy Area:* SWAP 6.1; SWAP 6.2; SWAP 6.3; SWAP 6.4; SWAP 6.5.

- 2. Circulation:** The project provides adequate circulation facilities and roadway improvements and meets with all other applicable circulation policies of the General Plan and the Southwest Area Plan Policies including the following:

*Riverside County General Plan Circulation Element:* C 1.4; C 1.6; C 1.7; C 2.5; C 3.1; C 3.2; C 3.3; C 3.6; C 3.16; C 3.18; C 3.24; C 3.29; C 3.30; C 6.1; C 6.3; C 6.6; C 8.5; C 16.1; C 20.1; C 20.3; C 20.4; C 20.6; C 20.8; C 20.12.

*Southwest Area Plan:* SWAP 17; SWAP 17.2; SWAP 18.1.

- 3. Multipurpose Open Space:** The proposed project would meet the following General Plan and Southwest Area Plan Policies:

*Riverside County General Plan Open Space Element:* OS 1.1; OS 2.2; OS 2.3; OS 3.3; OS 6.1; OS 6.2; OS 6.3; OS 7.3; OS 7.4; OS 9.3; OS 9.4; OS 16.1; OS16.5; OS 7.1; OS ; OS 17.4; OS 18.1; OS 19.2; OS 19.8; OS 19.9; OS 20.1; OS 20.6.

*Southwest Area Plan:* SWAP 6.3; SWAP 6.5; SWAP 22.1; SWAP 23.1; SWAP 23.7; SWAP 23.8.

- 4. Safety:** The proposed project would meet the following General Plan and Southwest Area Plan Policies:

*Riverside County General Plan Open Space Element:* S 1.1; S 2.1; S 2.2; S 2.5; S 3.1; S 3.3; S 3.6; S 5.1; S 6.1.

*Southwest Area Plan:* SWAP 24.3; SWAP 24.4; SWAP 25.1; SWAP 26.1; SWAP 27.2.

- 5. Noise:** The proposed project would meet the following General Plan Policies: N 1.1; N 1.5; N 1.6; N 3.6; N 4.1; N 4.2; N 6.3; N 8.1; N 8.4; N 12.1; N 12.2; N 13.1.

- 6. Housing:** The project meets all applicable Housing element policies of the General Plan including Policy 5.1.

- 7. Air Quality:** The proposed project would meet the following General Plan Policies: AQ 1.1; AQ 2.1; AQ 5.1; AQ 5.4; AQ 9.2; AQ 14.1; AQ 17.1; AQ17.6.

- 8. Healthy Communities:** The proposed project would meet the following General Plan Policies: HC 2.2; H 3.3; HC 4.1; HC 5.3; HC 6.4; HC 10.1; HC 10.2; HC 10.3; HC 14.1.

- B. General Plan Area Plan(s):** Riverside County General Plan, Southwest Area Plan (Rural Mountainous (RM) 10-Acre minimum).

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

**D. Land Use Designation(s):** Existing Land Use: Vacant; Proposed Land Use: Single Family Residential, Agricultural.

**E. Overlay(s), if any:** N/A, Not in a General Plan Policy Overlay Area

**F. Policy Area(s), if any:** Santa Rosa Plateau Policy Area, Walker Basin Policy Area

**G. Adjacent and Surrounding:**

**1. Area Plan(s):** The Southwest Area Plan area is bounded by San Diego County to the south, Orange and San Diego Counties to the west, Lake Elsinore to the northwest, and the vast mountain and desert area known as REMAP - the Riverside Extended Mountain Area Plan to the east. The Southwest Area Plan borders the Sun City/Meniffee Valley and Harvest Valley/Winchester Area Plans. It includes the Incorporated Cities of Temecula and Murrieta, and also reflects a number of the unincorporated areas that have strong local identities, such as the Santa Rosa Plateau and French Valley. The Southwest planning area is framed by the Santa Ana Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Murrieta Creek runs along the floor of the Murrieta Valley, which generally divides the Southwest planning area in a western/eastern configuration. The Cities of Temecula and Murrieta span both sides of Murrieta Creek, further accentuating this pattern.

**2. Foundation Component(s):** Rural

**3. Land Use Designation(s):** Existing Land Use: Vacant; Proposed Land Use: Single Family Residential, Agricultural.

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

**5. Policy Area(s), if any:** Walker Basin Policy Area, Located within the Santa Rosa Plateau Policy Area.

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** N/A, not within a Specific Plan

**2. Specific Plan Planning Area, and Policies, if any:** N/A, not within a Specific Plan

**I. Existing Zoning:** R-A-5

**J. Proposed Zoning, if any:** No zoning change is being proposed.

**K. Adjacent and Surrounding Zoning:** R-A-5

**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 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 type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing | <input checked="" 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:

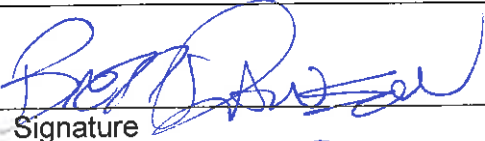
##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- ☐ 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

5/23/17

Date

Brent Dawson

Printed Name

5/23/17

## 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
<b>AESTHETICS</b> Would the project				
<b>Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Riverside County, 2015. Riverside County General Plan, Chapter 5: Multipurpose Open Space Element. Available at:

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367)

Caltrans, 2015. Officially Designated Scenic Highway Mapping System, Riverside County. Available at: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm). Accessed September 30, 2015.

### Findings of Fact:

a) According to the California Department of Transportation (Caltrans) the project site is not located adjacent to any designated Scenic highways. Interstate-15 (I-15) is the nearest eligible State Scenic Highway, located approximately 3.5 miles east of the project (Caltrans, 2015). The Riverside County General Plan designates Interstate-215 (I-215) as a County Eligible Scenic Highway (Riverside County, 2008) which is located approximately 3.6 miles northeast of the project site. Given this distance from the project site, there would be no impact to scenic highway corridors as a result of the project.

b) The project will not substantially damage scenic resources, obstruct a scenic vista or create an aesthetically offensive site. The project has been specifically designed to avoid oak trees and minimize grading wherever possible on the project site. The project site is planned for estate-size residential development which would be built according to the development and planning standards of the Southwest Area Plan and the Zoning Ordinance. In addition, vineyard and orchard areas are proposed for each residential lot, and a 4.5 acre open space area is proposed, further reducing aesthetic impacts. For these reasons, impacts would be less than significant.

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

Monitoring: No monitoring required.

#### **Mt. Palomar Observatory**

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

☐
☐
☒
☐

Source: GIS database

County of Riverside, 1988. Ordinance No. 655: An Ordinance of the County of Riverside, Regulating Light Pollution. Adopted June 7, 1988. Available at:  
<http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm>

#### Findings of Fact:

a) The project site is located approximately 22.8 miles northwest of the Mt. Palomar Observatory and is within the designated 45-mile (ZONE B) Special Lighting Area of the Observatory. Ordinance No. 655 defines approved lighting within this area including lighting types and shielding requirements. All project lighting shall be in accordance with Ordinance No. 655 regarding Mt. Palomar Observatory standards. With incorporation of lighting requirements of Ordinance No. 655 into the project, the impact would be reduced to a less-than-significant level. This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Other Lighting Issues**

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

☐
☐
☐
☒

e) Expose residential property to unacceptable light levels?

☐
☐
☐
☒

Source: On-site Inspection, Project Application Description

County of Riverside, 1988. Ordinance No. 655: An Ordinance of the County of Riverside, Regulating Light Pollution. Adopted June 7, 1988. Available at:  
<http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm>

#### Findings of Fact:

a-b) The project is not anticipated to result in new sources of substantial light or glare. There is no proposed street lighting for the project, therefore it would not cause glare or light spillage on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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neighboring sites. Further, the project would be required to comply with the Palomar Observatory Light Pollution Ordinance (Riverside County, 1988) which reduces the effects of light pollution from nighttime light sources. With incorporation of lighting requirements of the County, the impact would be reduced to a less-than-significant level. This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### **Cumulative Impacts to Aesthetics**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For aesthetics, the geographic scope for cumulative impacts to aesthetics includes the foreground zone that extends 0.25 miles to 0.5 miles from the project site and the middle ground zone that extends from the foreground up to 3 to 5 miles. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single-family estate homes and agriculture. The effects of the proposed project would contribute incrementally to the cumulative impacts on aesthetic resources in the area and therefore would not be cumulatively considerable (less-than-significant).

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

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

Riverside County, 2015. Riverside County GIS. Available at: [http://mmc.rivcoit.org/MMC\\_Public/Custom/disclaimer/Default.htm](http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm). Accessed September 30, 2015.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County, 2015. Riverside County General Plan, Chapter 5: Multipurpose Open Space Element. Available at:

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367)

Department of Conservation (DOC), 2015. "FMMP - Important Farmland Map Categories" Accessed at [http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map\\_categories.aspx](http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx) on October 2, 2015.

#### Findings of Fact:

a-d) The project lies in area zoned as Residential Agriculture 5-Acre Minimum (R-A-5). A portion of 935-230-008 is designated Unique Farmland, the remaining tract map is designated Other Land. "Unique Farmland" is comprised of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date. "Other Land" is not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land (DOC 2015).

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence that preserve the agricultural character of the area. The single-family homes would feature vineyards or orchards on their lots. Further, the site is not subject to a Williamson Act contract, Agricultural Preserve, or agricultural General Plan designation. As the site is designated and zoned for residential and agricultural development and is not located on Prime Farmland, Farmland of Statewide Importance and Farmland of Local Importance in the County, this impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Forest**

j) 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"/>
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k) 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"/>
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l) 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"/>
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

#### Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project is not located adjacent to or near any designated forest land and therefore there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### **Cumulative Impacts to Agriculture and Forest Resources**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For agriculture and forest resources, the geographic scope for cumulative impacts includes Western Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single-family estate homes and agriculture. The project would have no conflict with respect to Farmland, Williamson Act contracts, land zoned for agricultural use, forest land, or timberland. Therefore, it could not contribute to cumulative effects related to these resources (no impact).

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

<b>Air Quality Impacts</b>				
m) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n) 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"/>
o) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p) 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"/>
q) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
r) 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

Environmental Science Associates (ESA), 2014. *Revised Air Quality Technical Report for Tentative Tract Map 36517*, August 2014.

### **Findings of Fact:**

a) The project site is located in an unincorporated area within the County of Riverside, which lies within the South Coast Air Basin (Basin). The project area is under the jurisdiction of the South Coast

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin's air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG's regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County's General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan and the Southwest Area Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

b) As described in the Air Quality Technical Report prepared for the project (ESA, 2014), construction activities associated with the proposed project would generate pollutant emissions from the following construction activities: (1) site preparation, grading, paving, and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by on-site construction equipment; (5) building construction; application of architectural coatings; and paving. These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring simultaneously at the time. The project is assumed to be constructed entirely during 2015. This represents worst case air quality conditions (refer to Appendix A of the Air Quality Technical Report for a detailed summary of the CalEEMod modeling assumptions, inputs, and outputs). As shown in **Table 1** below, the maximum daily construction emissions generated by the proposed project over the course of the construction schedule would not exceed any of SCAQMD's regional significance thresholds. Thus, air quality impacts from construction are considered to be less than significant.

<b>Table 1: Proposed Project Regional Construction Emissions</b>						
	<b>Estimated Maximum Daily Emissions (lbs/day)</b>					
	<b>ROG</b>	<b>NO</b>	<b>CO</b>	<b>SO</b>	<b>PM<sup>a</sup></b>	<b>PM<sup>a</sup></b>
Construction	22.1	79.2	52.6	0.1	10.4	6.8
SCAQMD Significance Threshold	75	100	550	150	150	55
Exceed SCAQMD Threshold?	No	No	No	No	No	No
N/A = Non-applicable						
a Dust control measures required by SCAQMD Rule 403—Fugitive Dust were accounted for in the emissions.						



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SOURCE: ESA, 2014.

Implementation of the proposed project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. Operations emissions associated with the proposed project were modeled using CalEEMod, using generated model defaults based on the size and type of the proposed land use (refer to Appendix A for a detailed summary of the CalEEMod modeling assumptions, inputs, and outputs). As shown in **Table 2**, implementation of the proposed project would result in long-term regional emissions of criteria air pollutants and ozone precursors that are below the applicable SCAQMD's regional significance thresholds. Therefore, the project's operational emissions would not result in or substantially contribute to emissions concentrations that exceed the NAAQS and CAAQS and no mitigation would be required. Impacts would be less than significant.

**Table 2: Proposed Project Operational Emissions**

Emissions Source	Estimated Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	6.6	0.1	8.2	0.01	1.1	1.1
Energy Sources	0.01	0.12	0.05	0.00	0.01	0.01
Mobile Sources	0.6	2.3	8.2	0.02	1.5	0.4
<b>Total Emissions</b>	<b>7.3</b>	<b>2.5</b>	<b>16.5</b>	<b>0.03</b>	<b>2.6</b>	<b>1.5</b>
<i>SCAQMD Significance Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Threshold?	No	No	No	No	No	No

SOURCE: ESA, 2014.

c) As the Basin is currently classified as a State nonattainment area for ozone, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> cumulative development consisting of the proposed project along with other reasonably foreseeable future projects in the Basin as a whole could violate an air quality standard or contribute to an existing or projected air quality violation. This is considered to be a significant cumulative impact. With respect to determining the significance of the proposed project's contribution to regional emissions, the SCAQMD neither recommends quantified analyses of cumulative construction emissions nor provides methodologies or thresholds of significance to be used to assess cumulative construction impacts. According to the SCAQMD, if an individual project results in air emissions of criteria pollutants (ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of these criteria pollutants for which the proposed project region is in non-attainment under an applicable federal or State ambient air quality standard. As analyzed in the Air Quality Technical Report for the project, neither the project's construction nor operational emissions would exceed SCAQMD's threshold of significance (see Tables 1 and 2). Therefore, the proposed project's construction and operation emissions contribution to cumulative air quality impacts would be less than significant.

d) Typically, there is the potential for sensitive receptors (residences) to be exposed to CO hotspots and localized air quality impacts from criteria pollutants and toxic air contaminants (TACs) from onsite sources during project construction and operations. Currently, the nearest sensitive receptors to the project site include the two existing rural residences located on Via Nariz, approximately 300 feet to the east of the project site. There is another rural residence located approximately 600 feet northwest of the project site on Calle Capistrada.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A CO hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. No traffic study was deemed to be necessary for the project by the County because trip generation is assumed to be minimal, as the project consists of only 14 lots. Consequently, no impacts related to CO hotspots at local roadway intersections would be expected to occur. Thus, this impact would be less than significant and no mitigation is required. In addition, as the proposed project would only involve construction of new residential units, the development would not involve or introduce any new stationary sources of TACs, such as diesel fueled backup generators that are more commonly associated with large commercial and industrial uses. Therefore, the project would not expose surrounding sensitive receptors to substantial point source emissions and impacts would be less than significant.

e) The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated.

f) According to the *SCAQMD CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Thus, operation of the proposed project is not expected to result in objectionable odors that would affect the neighboring uses. During construction of the proposed project, exhaust from equipment and activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, but would not affect a substantial number of people. As odors associated with project construction would be temporary and intermittent in nature, the odors would not be considered to be a significant environmental impact. Therefore, impacts associated with objectionable odors would be less than significant.

Mitigation: None required.

Monitoring: None required.

### **Cumulative Impacts to Air Quality**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For air quality, the geographic scope for cumulative impacts includes consideration of regional air emissions (e.g., reactive organic gases [ROG]/nitrogen oxides [NOx] and particulate matter [PM]) and therefore includes the entire South Coast Air Basin. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

As discussed above, the project construction schedule would not exceed any of SCAQMD's regional significance thresholds. Thus, air quality impacts from construction are considered to be less than significant. The project's operational emissions would not result in or substantially contribute to emissions concentrations that exceed the NAAQS and CAAQS and no mitigation would be required. Therefore, the effects of the proposed project would contribute incrementally to the cumulative

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts on air quality resources in the area and therefore would not be cumulatively considerable (less-than-significant).

# **BIOLOGICAL RESOURCES** Would the project

## **1. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sources:** Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), General MSHCP Habitat Assessment and Consistency Analysis prepared by ESA for Beresford Properties, LLC Revised April 2017 (PDB05927R7), Determination of Biologically Equivalent or Superior Preservation for Riparian Habitats prepared by ESA for Beresford Properties, LLC (PDB06057R3) Revised April 2017, Riparian/Riverine Mitigation Plan prepared by ESA for Beresford Properties, LLC (PDB06510) April 2017

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

a)

The 70.5-acre project site (APN 935-370-005, -007, -009) is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) within the Southwest Area Plan. A 16.6 acre portion of the project site occurs within MSHCP Criteria Cell 6988. Sites located within Criteria Cells are required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process (HANS 2117). The project site is currently undergoing Joint Project Review (JPR No. 13-09-11-01) with the Western Riverside Conservation Authority and Wildlife Agencies.

#### Criteria Area Policies

The MSHCP calls for conservation of 15–25% of Criteria Cell 6988, focusing on habitat within the western portion of the Cell. However, the site does not occur within the western portion of the Cell and instead occurs on the eastern side of Glen Meadows Road. Although the targeted conservation area occurs offsite to the west of Glen Meadows Road, the project proposes to conserve 2.3 acres of coastal sage scrub within three areas within the southern portion of APN 935-370-009. The County of Riverside has conditioned the project prior to grading permit issuance or prior to map recordation, whichever occurs first, to provide proof that a conservation easement has been recorded for the three coastal sage scrub areas totaling 2.3 acres.

#### 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

A Determination of Biologically Equivalent or Superior Preservation (DBESP) for Riparian Habitats was prepared by ESA and Revised April 2017. According to the DBESP, the project (TR 36517) will impact 1.9 acres of MSHCP Riparian/Riverine resources. Impacts to Riparian/Riverine resources will be mitigated onsite at a 3:1 ratio. According to the Riparian/Riverine Mitigation Plan prepared by ESA, the 5.7 acres of mitigation will be provided within six Mitigation Areas. One of the six Mitigation Areas occurs within TR 36517 and the other five Mitigation Areas will occur within an adjacent project (TR 36549) that is also controlled by the same project proponent. The proposed 2.1-acre Mitigation Area within TR 36517 (APN 935-370-005) will consist of a vegetated bio swale parallel to De Luz Road which will direct supplemental runoff and connect with an area in the southwest portion of the site where wet meadow and riparian habitat will be created/restored and enhanced. The County of Riverside has conditioned the project for a Habitat Mitigation and Monitoring Plan (HMMP) prior to the issuance of a grading permit that must include proof that the mitigation areas have been installed in accordance with the Habitat Mitigation and Monitoring Plan. The County of Riverside has also conditioned the project prior to grading permit issuance for a grading plan check to ensure the onsite Riparian/Riverine mitigation area and conservation areas are clearly delineated on the grading plans. The County of Riverside will also condition the project to provide proof that the mitigation areas are placed into a conservation easement.

#### Vernal Pools

The low-lying areas of non-native grassland and wet montane meadow containing indicators of seasonal hydrology were analyzed for their potential to support vernal pools during the October 2012 jurisdictional delineation. The analysis was based on the soils data taken during the formal wetlands delineation and the soils maps provided by the U.S. Department of Agriculture. Furthermore, the project site was monitored during the storm events of the 2013-2014 rainy season and no evidence of persistent (8-10 days) pooling or ponding was observed (with the exception of the man-made pond in the northeast). Road runoff did result in some shallow water impoundments onsite in areas to the north after the large storm event between February 27 and March 3, 2014; however, the soils onsite are too well drained to remain inundated long enough to support vernal pool resources and these

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impoundments dried up within 1 to 2 days. No vernal pools or vernal pools indicator plant or animal species were detected onsite.

#### Fairy Shrimp

The results of the wet and dry season fairy shrimp sampling in the northeast corner of the site was conducted by permitted biologists Marie Simovich (TE-787037-4), Lee Ripma (TE-221290-3), and Jim Rocks (TE-063230-4). The sampling revealed the absence of fairy shrimp cysts. The results of the dry season sampling conducted by permitted biologist Greg Mason (TE-58862A) in the road runoff areas also revealed the absence of fairy shrimp cysts. No vernal pools or vernal pools indicator plant or animal species were detected on-site. It was determined that the soils are too well-drained and not capable of holding water long enough for fairy shrimp to complete their life cycle.

#### Special-Status Riparian/Riverine Birds

No suitable habitat occurs onsite for the following listed species least Bell's vireo, southwestern willow flycatcher, and western yellow billed cuckoo. The least Bell's vireo prefer dense riparian scrub along permanent or intermittent streams dominated by mulefat and willows with a moderate to sparse canopy of cottonwood, sycamore, or oak trees. The southwestern willow flycatcher occurs in similar habitat; however, this species requires a more extensive more mature vegetation community dominated by willow trees and surface water nearby. Similarly, the western yellow billed cuckoo occurs in river bottoms within dense wide riparian woodlands with a well-developed understory. The riparian/riverine habitat onsite is very open with no trees and very few shrubs other than scattered isolated mulefat. Therefore, this habitat is not suitable for any of these species.

The project is consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County Conditions of Approval and the completion of the required onsite Riparian/Riverine mitigation.

#### 6.1.3 Protection of Narrow Endemic Species

The project site is not located within any designated Narrow Endemic Plant or Criteria Area Species Survey Areas. Therefore, no focused surveys for special-status plants were conducted. The project is consistent with Section 6.1.3 of the MSHCP.

#### 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the proposed project is not anticipated to further impede wildlife movement within the immediate vicinity or impact Proposed Constrained Linkage 12 as no suitable core or linkage habitat occurs onsite for the species listed in the biological considerations and conservation goals of the proposed linkage.

The project will conserve 2.3 acres of coastal sage scrub as part of the Criteria Refinement process for TR 36549 and conservation easement will be placed over these areas. Therefore, the project will be conditioned to comply with Urban/Wildlands Interface Guidelines pertaining to drainage, toxics, lighting, noise, invasives, barriers, and grading/land development.

The submittal of a fencing plan for the on-site conservation area is conditioned for the project prior to the issuance of grading permits for the lots where the conservation easements exist. Prior to grading permit issuance, temporary fencing will be placed around the onsite conservation area in accordance with the fencing plan. Permanent fencing is conditioned to be installed prior to building permit issuance in accordance with the fencing plan.

#### 6.3.2 Additional Survey Needs and Procedures

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project site is not located within a predetermined survey area for birds, mammals, or amphibians. Thus, no surveys were conducted.

Impacts will be less than significant with the Riparian/Riverine mitigation incorporated and with adherence to County of Riverside Conditions of Approval.

b)

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the federally and state endangered southwestern willow flycatcher has a moderate potential to occur on the proposed project site. A single transient was detected during the habitat survey; however, none were detected during protocol or follow up surveys. The state and federally endangered least Bell's vireo was determined to have a low potential to exist on the project site because the habitat structure and size is not suitable for the species. Impacts to endangered or threatened species will be less than significant.

c)

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, 19 special-status wildlife species identified during the literature review as having been historically recorded within the region have been adequately conserved under the MSHCP. Special-status species adequately conserved by the MSHCP and documented on-site during recent survey efforts include: Cooper's hawk, turkey vulture, coyote, and bobcat. Orange-throated whiptail, coastal western whiptail, northern red-diamond rattlesnake, coast homed lizard, southern California rufous-crowned sparrow, Bell's sage sparrow, white-tailed kite, and coastal California gnatcatcher all have a moderate to high potential for occurrence on-site based on the presence of suitable habitat; however, all are considered adequately conserved by the MSHCP reserve design, and therefore no additional focused surveys were required.

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, five animal species not covered under the MSHCP but listed as Species of Special Concern by California Department of Fish and Wildlife (CDFW) were identified during the literature review as having been historically recorded within the region. However, all five species have a low or no potential to occur on-site because of the lack of suitable habitat or because the habitat on-site is marginal at best, and thus no further surveys were required. Seven plant species not covered under the MSHCP were historically documented within the vicinity of the project site during the literature review. All seven species have either a low or no potential to occur on-site due in the lack of suitable habitat and/or soils. None of these plant species are expected to occur on-site and thus no further surveys are required. Impacts to candidate, sensitive, or special status species will be less than significant.

d)

Wildlife linkages are areas of habitat which connect otherwise isolated blocks of land to allow wide-ranging animals to travel, allow genetic exchange to occur, and to allow plants and animals to move in response to environmental changes and natural disasters. According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the biological issues and considerations for Subunit 6 of the Southwest Area Plan call for the conservation of core and linkage habitat for fairy shrimp, bobcat, mountain lion, California red-legged frog, coast range newt, and western pond turtle. Based on the surveys conducted by ESA, it was concluded that no suitable core or linkage habitat occurs on-site for fairy shrimp, red-legged frog, or western pond turtle. Movement within this particular region is considered 'constrained' by the MSHCP and would best be served by tree-covered riparian corridors accompanied by water features that follow the path of least resistance, neither of which

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occur on or adjacent to the site. The Criteria Cell 6988 that encompasses the southern portion of the project site calls for conservation of resources in the western portion of the Cell to contribute to Proposed Constrained Linkage 12 (PCL-12 / Sandia Canyon) in the MSHCP; however, the project site is not within the western portion of the Cell, it is on the eastern side of Glen Meadows Road.

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the Project site contains vegetation that may provide suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA). Therefore, a pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). A report detailing the results of the survey is conditioned for the project prior to Building Permit Issuance. Impacts will be less than significant with adherence to the County of Riverside Conditions of Approval.

e)

ESA completed a jurisdictional delineation and MSHCP Riparian/Riverine assessment for the project site during the October 2012 reconnaissance surveys. The jurisdictional delineation confirmed the absence of any vernal pools or resources under the jurisdiction of USACE, RWQCB, or CDFW. As discussed in part a) of this section, a Determination of Biologically Equivalent or Superior Preservation (DBESP) for Riparian Habitats was prepared by ESA and Revised April 2017.

According to the DBESP, the project (TR 36517) will impact 1.9 acres of MSHCP Riparian/Riverine resources. Impacts to Riparian/Riverine resources will be mitigated onsite at a 3:1 ratio. According to the Riparian/Riverine Mitigation Plan prepared by ESA, the 5.7 acres of mitigation will be provided within six Mitigation Areas. One of the six Mitigation Areas occurs within TR 36517 and the other five Mitigation Areas will occur within an adjacent project (TR 36549). The proposed 2.1-acre Mitigation Area within TR 36517 (APN 935-370-005) will consist of a vegetated bio swale parallel to De Luz Road which will direct supplemental runoff and connect with an area in the southwest portion of the site where wet meadow and riparian habitat will be created/restored and enhanced.

The County of Riverside has conditioned the project for a Habitat Mitigation and Monitoring Plan (HMMP) prior to the issuance of a grading permit that must include proof that the mitigation areas have been installed in accordance with the Habitat Mitigation and Monitoring Plan. The County of Riverside has also conditioned the project prior to grading permit issuance for a grading plan check to ensure the onsite Riparian/Riverine mitigation area and conservation areas are clearly delineated on the grading plans. The County of Riverside will also condition the project to provide proof that the mitigation areas are placed into a conservation easement.

Impacts will be less than significant with the Riparian/Riverine mitigation incorporated and with adherence to County of Riverside Conditions of Approval.

f)

ESA completed a jurisdictional delineation and MSHCP Riparian/Riverine assessment for the project site during the October 2012 reconnaissance surveys. The jurisdictional delineation confirmed the absence of any vernal pools or resources under the jurisdiction of USACE, RWQCB, or CDFW. No federal jurisdictional wetlands or waters were identified on the project site. No impacts to federal wetlands will occur.

g)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project site is subject to the Riverside County Oak Tree Management Guidelines. An oak tree inventory was conducted in October 2013 by ESA biologists to determine the numbers, species, and extent of oak trees (larger than 2 inches in diameter) that will be impacted as a result of project implementation. A total of 80 coast live oaks were mapped within the Site (plus a 50-foot buffer) during the October 2012 reconnaissance survey.

Eleven oak trees will be impacted by the proposed project and will be replaced onsite at a 4:1 ratio. Therefore, four 15-gallon container oak trees will be planted for each oak tree impacted at a suitable location in the southwestern portion of the project site that will be left undisturbed. A Habitat Mitigation and Monitoring Plan (HMMP) is conditioned for the project prior to the issuance of a grading permit that must include the final oak tree mitigation sites. As mentioned in e-f) of this section, prior to grading permit issuance, the project will also be conditioned for a grading plan check to verify the final amount of oak trees that shall be impacted by project development and to ensure that the location of the mitigation oak trees is indicated. In addition, prior to the issuance of any building permits, the project is conditioned for an EPD biologist to conduct a site visit to insure that all mitigation oaks as described in the HMMP have been planted.

Impacts will be less than significant after compliance with the Riverside County Oak Tree Guidelines and Mitigation Measures set forth in the Oak Tree Report prepared by ESA dated July 2016 as well as adherence to County of Riverside Conditions of Approval.

#### Mitigation:

##### Riparian/Riverine DBESP Mitigation:

Prior to the issuance of a grading permit or prior to map recordation, whichever occurs first, a biologist that holds an Memorandum of Understanding with the County of Riverside shall provide proof that the 2.1-acres of MSHCP Riparian/Riverine Mitigation outlined within the Determination of Biologically Equivalent or Superior Preservation (Prepared by ESA Revised April 2017) has been installed in accordance with Habitat Mitigation and Monitoring Plan (Prepared by ESA April 2017) to the satisfaction of the Riverside County Environmental Programs Department.

##### Oak Tree Mitigation:

Prior to grading permit issuance, a biologist that holds an Memorandum with the County of Riverside shall provide proof that the oak tree mitigation has been completed as outlined within the Oak Tree Report (Prepared by ESA dated July 2016) to the satisfaction of the Riverside County Environmental Programs Department. In accordance with the Oak Tree Report (Prepared by ESA July 2016), TR 36517 shall replace impacted oaks onsite at a 4:1 ratio.

#### Monitoring:

#### **CULTURAL RESOURCES** Would the project

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Environmental Science Associates (ESA), 2014. *Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California*. Prepared on behalf of Beresford Properties, LLC, for The County of Riverside, Planning Department. January 2014.

Findings of Fact:

a-b) A records search for the project area was conducted on September 19, 2013 by staff at the Eastern Information Center (EIC). The records search indicated that a total of 11 cultural resources have been previously recorded within the 1-mile record search radius. All 11 previously recorded resources are prehistoric archaeological sites. The records search indicated that no historic-era cultural resources have been previously identified within the TTM 36517 project site. A cultural resources survey of the project area was conducted by ESA archaeologists on October 2, 2013. No surface evidence of historic-era cultural resources was observed as a result of the survey in the project area. Therefore, there would be no impact to historic resources as a result of the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>Archaeological Resources</b>				
c) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)				

Source: Project Application Materials

Environmental Science Associates (ESA), 2014. *Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California*. Prepared on behalf of Beresford Properties, LLC for The County of Riverside, Planning Department. January 2014.

Findings of Fact:

a-c) A records search for the project area was conducted on September 19, 2013 by staff at the Eastern Information Center (EIC). The records search indicated that a total of 11 cultural resources have been previously recorded within the 1-mile record search radius. All 11 previously recorded resources are prehistoric archaeological sites. The records search indicated that no archaeological cultural resources have been previously identified within the TTM 36517 project site. A cultural resources survey of the project area was conducted by ESA archaeologists on October 2, 2013. Much of the ground surface within the project area was obscured by non-native grasses and thick brush. No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surface evidence of archaeological cultural resources was observed as a result of the survey in the project area.

Although no evidence of cultural resources was identified as a result of the cultural resources survey, the results of the archival review indicate that the project area is highly sensitive for the presence of cultural resources. During the survey, much of the project area was covered in thick non-native grasses and thick brush, which may have obscured previously unrecorded cultural resources. Due to the high cultural sensitivity of the project area as well as the possibility of additional previously undocumented cultural resources being obscured by thick vegetation, the proposed project has the potential to unearth, expose, or disturb surface and subsurface archaeological, historical, or Native American resources. However, with implementation of the Conditions of Approval COA-CUL- through COA-CUL-4 potential impacts to archaeological resources would be less than significant.

d) The project would not restrict existing religious and sacred uses within the project impact area. No impact would occur.

#### Mitigation:

**COA CUL-1: Construction Worker Cultural Resources Sensitivity Training:** Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains.

**COA CUL-2: Cultural Resources Monitoring Plan:** Prior to the issuance of a grading permit, a Cultural Resources Monitoring Plan shall be prepared by a qualified archaeologist. Based on the survey conditions and geo-archaeological review summarized in this report, the plan shall identify areas, such as ridge tops, saddles, and flats, where cultural resources survey shall be conducted after initial vegetation removal has occurred. The plan shall also identify the location and timing of cultural resources monitoring. The plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resource during project implementation (including during the survey to occur following vegetation removal and monitoring during ground disturbing activities). The plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with *CEQA Guidelines* Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The plan shall also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals. The plan shall be submitted to the lead agency for review and approval prior to the issuance of a grading permit.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**COA CUL-3: Implementation of Cultural Resources Monitoring Plan:** Prior to issuance of a grading permit, an archaeologist and a Native American monitor shall be retained and contracted by the project proponent to conduct post-vegetation clearance survey and to monitor ground-disturbing activities in accordance with the Cultural Resources Monitoring Plan. The archaeologist shall work under the supervision of a qualified archaeologist. The Native American monitor shall be selected from the list of Native American groups demonstrating affiliation with the project area and demonstrating interest in the project. The monitoring shall be conducted as specified in the Cultural Resources Monitoring Plan.

**COA CUL-4: Inadvertent Discoveries:** In the event of the discovery of historical or archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. After cessation of excavation, the contractor shall immediately contact the project proponent. The contractor shall not resume work until authorization is received.

In the event of an unanticipated discovery of archaeological materials during construction, the qualified archaeologist shall evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, avoidance is the preferred manner of mitigation. In the event avoidance is demonstrated to be infeasible, the applicant shall coordinate with the qualified archaeologist and the lead agency to implement an archaeological data recovery program.

If potential human remains are encountered, the contractor shall halt work in the vicinity (within 100 feet) of the find and shall contact the Riverside County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the Coroner determines the remains are Native American in origin, the Coroner shall contact the NAHC. As provided in Public Resources Code Section 5097.98, the NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent shall be afforded the opportunity to provide recommendations concerning the future disposition of the remains and any associated grave goods as provided in PRC 5097.98.

**Monitoring:** Pre-construction training of workers by contractor and monitoring of cultural resources during construction by a qualified archaeologist and Native American monitor.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### **Tribal Cultural Resources**

h) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

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Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

i) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

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Source: Native American Consultation

Findings of Fact: In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to requesting tribes on July 15 and 24, 2015. This included Pechanga, Soboba, Agua Caliente and Rincon. Consultation was requested by only the Pechanga Band of Luiseno Mission Indians. The cultural report was sent to the Tribe, who had no additional comments. Consultation concluded with Pechanga on June 24, 2016. No Tribal Cultural Resources were identified within the project area by the Tribe, therefore, there will be no impact to Tribal Cultural Resources.

Mitigation: None

Monitoring: Tribal Monitoring will be required.

### **Paleontological Resources**

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

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Source: Riverside County, 2015. Riverside County General Plan Chapter 5: Multipurpose Open Space Element, Figure OS-8 "Paleontological Sensitivity". Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2015/GPA%20960/General%20Plan%20Elements/Ch05\\_MOSE%20with%20figs.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/GPA%20960/General%20Plan%20Elements/Ch05_MOSE%20with%20figs.pdf)

Paleo Solutions, 2013. *Paleontological Resource Survey Report for De Luz Vineyards Property, Riverside County, California*. October 10, 2013.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) As described in the Paleontological Resource Survey Report (Paleontological Solutions, 2013), a paleontological records search was conducted at the San Bernardino County Museum (SBCM) and using the Riverside County Land Information System's Paleontological Resource Sensitivity Map (PRSM) data. The record search revealed no documented fossil localities within a one mile radius of the project boundaries. Project activities not related to earthmoving are not expected to have a paleontological impact, because the surface of the project has been surveyed and determined to be barren of fossils. Project activities not related to earthmoving are not expected to have a paleontological impact, because the surface of the project has been surveyed and determined to be barren of fossils. In addition, according to the Riverside County General Plan, there are no Paleontological resources within the project area.

During the field survey, no fossils were observed in the surface exposures of recent silty alluvium within the project area boundaries. The Recent (late Holocene) deposits within the project area are unlikely to yield fossils, and are considered to have a low potential to contain significant nonrenewable fossil resources. The Recent deposits within the project area are unlikely to yield fossils, and are considered to have a low potential to contain significant nonrenewable fossil resources. However, if older Pleistocene alluvium was encountered onsite, depending on its lithology, it may have a high paleontological sensitivity. Mesozoic bedrock underlying the surface mapped alluvium has no potential to yield paleontological resources. As such, no paleontological resource monitoring is recommended for the project. However, in the unlikely event of an unanticipated discovery, implementation of Condition of Approval COA-CUL-5 would ensure that any potential impacts to paleontological resources are less than significant.

**Mitigation:**

**COA CUL-5:** If any subsurface fossils are found by construction personnel, activity in the immediate area shall be suspended and the fossils shall be left in place untouched. A qualified paleontologist shall then evaluate the significance of the discovery and make further recommendations. Fossils that would be considered unique under *CEQA guidelines*, Section V(c) of Appendix G (CEQA; PRC §21000, et seq.) shall be collected, prepared, analyzed, reported, and curated.

**Monitoring:** No monitoring required.

**Cumulative Impacts to Cultural Resources**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. The geographic scope for cumulative impacts to cultural and paleontological resources consists of the project site and greater Walker Basin. Based on the presence of multiple prehistoric archaeological sites within the basin, the potential for additional surficial archaeological resources is estimated to be very high. The proposed project's impacts to cultural resources, when considered in combination with other past, present, and future projects at a regional scale, could potentially contribute to a cumulatively significant impact to historical, archaeological resources, and human remains. Cumulative projects have the potential to involve ground-disturbing activities that would directly impact significant cultural resources, or that may result in indirect impacts such as vandalism or damage from an increased human presence in the area. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The effects of the proposed project would contribute incrementally to the cumulative impacts on cultural resources, however, the conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

#### **GEOLOGY AND SOILS** Would the project

##### **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

j) 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?

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

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

Hart, E.W., *Fault-Rupture Hazard Zones in California: Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps*, Department of Conservation, California Geological Survey, Special Publication 42, 1990, interim revision 2007.

#### Findings of Fact:

a-b) No active or potentially active faults are known to intersect the subject site. In addition, the project site does not lie within a current Alquist-Priolo Earthquake Fault Hazard Zone (Hart, 2007). No active faults are identified by the Riverside Land Information System online database (RCLIS, 2013). No evidence of faulting was noted during the field reconnaissance nor in a limited aerial photograph review of the site and immediate surrounding region. The closest known active earthquake fault, in relation to the site, is the Elsinore fault, which is located approximately 2.2 kilometers (1.4 miles) to the northeast. While fault rupture is not limited to the confines of the Alquist-Priolo fault zones, the likelihood of ground displacement occurring at the project site is very low.

Seismic ground rupture is generally considered most likely to occur along pre-existing active faults. Since no known faults are known to exist at, or project into the site, the probability of ground surface rupture occurring at the site is considered nil. Impacts would be less than significant.

Although there are no active faults within the project site, due to the site's close proximity to the Elsinore fault zone, as described above, it is reasonable to expect a strong ground motion seismic event to occur during the lifetime of the proposed development on the site. However, the effects of ground shaking anticipated at the project site would be lessened by the seismic design requirements

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and procedures outlined in Chapter 16 of the California Building Code (CBC), in addition to recommendations made in the Preliminary Geotechnical Investigation (LOR Geotechnical Group, Inc., 2013). Therefore, impacts relating to exposing people or structures to loss, injury, or death would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact: a) The potential for liquefaction generally occurs during strong ground shaking within saturated granular, loose sediments within the upper 50 feet of ground surface. As the site is underlain at depth by hard metamorphic bedrock, the loose alluvial soils are anticipated to be replaced with compacted fill, and the locally encountered groundwater within the alluvium at the site is considered to be perched, the possibility of liquefaction at the site is considered nil.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Ground-shaking Zone**

l) Be subject to strong seismic ground shaking?

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

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

a) According to a review of historical seismicity conducted within the preliminary geotechnical investigation, the project site is associated with numerous small to medium magnitude earthquake events occurring around the subject site, predominately related to the proximity of the Elsinore fault. Any future developments at the subject site should anticipate that moderate to large seismic events

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are likely to occur over the design life of the improvements. The proposed improvements would be constructed in accordance with the most recent California Building Code which includes requirements for seismic design. Incorporation of geotechnical recommendations in accordance with building code requirements would be sufficient to reduce potential ground-shaking impacts to less than significant levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Landslide Risk**

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

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

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

#### **Findings of Fact:**

a) The majority of the site lies on a relatively flat surface. Considering the relative flatness of the property, the potential for mass movement failures such as landslides or debris flows is considered very low. Development within any known areas which could conceivably be subject to debris flow, such as active drainage courses is not anticipated and protective measures to protect against potential soil erosion damage are anticipated to be incorporated in project design. There are relatively steep hillsides within the southeast portion of the site as well as to the east, west, and north of the site, however, no evidence for landslides or debris flows within or in close proximity to the site was observed during a site investigation. In addition, no loose, un-rooted rocks that could fall or topple were noted to be present above the site, and the potential for rockfalls occurring at the site is also considered very low.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Ground Subsidence**

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

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

**Findings of Fact:**

a) Settlement generally occurs within areas of loose, granular soils with relatively low density. The site is underlain primarily by hard metamorphic bedrock and the earthwork operations anticipated to be conducted during the development of the site would include measures to replace any soils deemed inadequate to support proposed improvements in accordance with current building code requirements. As a result, with incorporation of site specific geotechnical recommendations the potential for unstable soils to adversely affect proposed improvements would be considered low.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**Other Geologic Hazards**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

**Findings of Fact:**

a) The potential for the site to be affected by a seiche or tsunami (earthquake generated wave) is considered nil due to absence of any large bodies of water near the site. Further, the project site is not subject to other geologic hazards such as mudflow or volcanic hazard.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**Slopes**

p) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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q) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riv. Co. 800-Scale Slope Maps, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

a) The proposed project would include an underlying land planning design philosophy of creating minimal manufactured slopes and contouring the lots to match the existing natural contours to the extent feasible. As a result there would be no substantive change to topography or relief features.

b) Based on the findings of the preliminary geotechnical report, all grading activities that would include cut and fill operations have been recommended to maintain slopes of no higher than 2:1 (horizontal:vertical). The final grading plan would be submitted to the County for review and all proposed cut slopes would be required to be in accordance with local building code requirements for slope stability. As a result, the potential impact would be less than significant.

c) The preliminary geotechnical evaluation included infiltration testing to ensure that site soils would be able to accommodate subsurface sewage disposal systems in accordance with County requirements. In addition, as mentioned above, the project would minimize manufactured slopes and would retain natural contours to the extent feasible. As a result, the potential impact to sewage disposal systems would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**Soils**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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t) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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u) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California*. Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project would be required to adhere to the National Pollution Discharge Elimination System (NPDES) Construction General Permit during construction activities. As part of this permit, construction activities would be required to implement a Storm Water Pollution Prevention Plan (SWPPP) that details erosion control BMPs. Implementation of these BMPs would ensure that construction activities minimize the potential for erosion during construction. Once constructed, any excavated soils would be covered by impervious surfaces or vegetated and drainage control requirements would control runoff at the site. As a result, the potential for substantial soil erosion or loss of topsoil would be reduced to less than significant levels.

b) According to the preliminary geotechnical report prepared for the project site, the site soils were found to have a low potential for expansion. In order to ensure that even this identified low potential does not ultimately result in damage to improvements, the findings of the investigation included recommendations for engineered fill and placement of expansive soils in areas of the project where there are no proposed improvements. Therefore, with implementation of these recommendations as would be required by local and state building code requirements the impacts from expansive soils would be less than significant.

c) As noted above, the preliminary geotechnical investigation included an evaluation of infiltration tests done on site soils to determine their potential for accommodating septic wastewater systems. All new septic systems would be installed in accordance with the County's permit requirements which states that onsite soils must meet infiltration minimums. Therefore, with adherence to permitting requirements the potential impacts from septic systems would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
w) 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 would be designed to avoid disturbances or changes to existing drainages as much as possible. Drainage control would be in accordance with County requirements such that there would be no changes to drainages that could cause adverse effects related to a change in deposition, siltation, or erosion of a river, stream, or lake. The project would also require a National Pollutant Discharge Elimination System (NPDES) construction permit which would reduce the potential for impacts from siltation and water erosion during construction. With the required NPDES permit potential impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Wind Erosion and Blowsand from project either on or off site.**

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x) 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: According to the Wind Erosion Susceptibility Map for the County, the project site is not located in an area considered to have a high or very high susceptibility to blowsand conditions. The project site is located in an area shown as having a moderate potential for wind erosion. However, soil erosion by wind is a potentially significant impact that could occur during grading and construction which vegetation is removed and soils disturbed. Wind erosion can be controlled during construction through implementation of erosion control BMPs as would be required under the NPDES Construction General Permit. See also a discussion of wind erosion in the Air Quality section of this document. With implementation of these BMPs, the potential impact would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**Cumulative Impacts to Geology and Soils**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For geology and soils, the geographic scope for cumulative impacts includes the project site and areas immediately adjacent. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

As described above, the project is not located in proximity to a known earthquake fault; the project would not cause substantial soil erosion or the loss of topsoil; and the project site is not located in a geologic unit or soil that is unstable. Further, the project would be constructed in accordance with the most recent California Building Code which includes requirements for seismic design. Therefore, the project would not contribute to or combine with the impacts of other projects in the cumulative scenario to cause significant cumulative impacts related to these criteria. The effects of the proposed project would contribute incrementally to the cumulative impacts on cultural resources in the area and therefore would not be cumulatively considerable (less-than-significant).

**GREENHOUSE GAS EMISSIONS** Would the project

**Greenhouse Gas Emissions**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
z) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Atkins, 2012. Draft Riverside County Climate Action Plan. May.

California Energy Commission (CEC), 2012. California Building Code (CBC) 2013 Building Energy Efficiency Standards, Frequently Asked Questions, May, 2012.

Accessed at October 2, 2015 at

[http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2013\\_Building\\_Energy\\_Efficiency\\_Standards\\_FAQ.pdf](http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2013_Building_Energy_Efficiency_Standards_FAQ.pdf)

Environmental Science Associates (ESA), 2014. *TENTATIVE TRACT MAP 36517, Revised Greenhouse Gas Emissions Technical Report*. Prepared for Beresford Properties, LLC. August 2014.

#### Findings of Fact:

a) As described in the Greenhouse gas (GHG) Emissions Technical Report for the project (ESA, 2014), the proposed project would generate GHG emissions from a variety of sources. First, GHG emissions would be generated during construction of the project. Once fully operational, the project's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions associated with the proposed residential uses include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the proposed project would consist of motor vehicles trips generated by residents and visitors.

The proposed project consists of the construction of 14 single-family residential dwelling units and vineyards on the 70.5-acre project site. As shown in **Table 3**, the total GHG emissions that are anticipated from construction of the proposed project would be approximately 515 MT CO<sub>2</sub>e during construction and 354 MT CO<sub>2</sub>e during operation.

<b>Table 3: Estimated Project Construction and Operations-Related GHG Emissions</b>	
<b>Emission Source</b>	<b>Proposed Project Emissions CO<sub>2</sub>e (MT/yr)</b>
<b>Construction Total</b>	515
<b>Operations</b>	
Mobile Sources	284
Electricity Consumption	30
Natural Gas Consumption	20
Water Consumption	7
Solid Waste	8
Area Source	5
Subtotal	354
<b>TOTAL PROJECT EMISSIONS</b>	<b>869</b>
County Screening Threshold	3,000
Significant Impact?	No
NOTES: CO <sub>2</sub> e= carbon dioxide equivalent; MT/yr = metric tons per year; see Appendix A for CalEEMod model outputs. Construction emissions assumed to occur in 2015, operational in 2016. Solid waste and water consumption emissions have been adjusted from CalEEMod output to reflect updated GWPs for methane and nitrous oxide.	
SOURCE: ESA, 2014.	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed project would have a less than significant impact on the environment as it relates to GHG emissions.

Out of the Recommended Actions contained in the California Air Resources Board's (CARB) Scoping Plan, the actions that are most applicable to the project would be Actions E-1 and GB-1. CARB Scoping Plan Action E-1, together with Action GB-1 (Green Building), aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards. The proposed project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code as well as the recently updated 2013 Title 24 building standards. Therefore, the proposed Project would be consistent with the Scoping Plan measures through incorporation of stricter building and appliance standards.

Development of the proposed project would be consistent with the residential land use designation for the project site identified in the County's General Plan. The proposed project would not require a General Plan amendment or an amendment to the zoning code. Therefore, the GHG emissions associated with the project have been accounted for in the County's future emissions forecast. As such, implementation of the proposed project would be consistent with the County's CAP once it has been finalized and adopted by the County. Therefore, implementation of the proposed project would not adversely affect the attainment of GHG emission reduction goals of the County's CAP. Specific design features to reduce GHGs have not yet been defined. However, it should be noted that the requirements of the 2013 update to the Title 24 Building Standards will result in 25 percent less energy for lighting, heating, cooling, ventilation, and water heating than the 2008 Standards (CEC, 2012). These savings will result in the proposed project generating far fewer emissions than a business-as-usual development.

#### **b) *Consistency with AB 32***

As discussed above, the GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed Project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. The estimated energy emissions in Table 3 reflect implementation of 2013 Title 24 building standards.

#### ***Consistency with CARB Scoping Plan***

The Recommended Actions contained in CARB's Scoping Plan that are most applicable to the project would be Actions E-1 and GB-1. CARB Scoping Plan Action E-1, together with Action GB-1 (Green Building), which aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards. The proposed project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code as well as the recently updated 2013 Title 24 building standards. Therefore, the proposed project would be consistent with the Scoping Plan measures through incorporation of stricter building and appliance standards.

#### ***Consistency with Riverside County's Draft Climate Action Plan***



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Development of the proposed project would be consistent with the residential land use designation for the project site identified in the County's General Plan. The proposed project would not require a General Plan amendment or an amendment to the zoning code. Therefore, the GHG emissions associated with the project have been accounted for in the County's future emissions forecast. The County is in the process of adopting a Climate Action Plan (CAP). This Plan includes strategies and measures that complement the County's General Plan policies. As such, the proposed project would not adversely affect the attainment of GHG emission reduction goals in the County's CAP.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### **Cumulative Impacts to Greenhouse Gas Emissions**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. GHG emissions are inherently a cumulative concern, in that the significance of GHG emissions is determined based on whether such emissions would have a cumulatively considerable impact on global climate change; therefore, the geographic scope of cumulative impacts related to GHG emissions and climate change is global. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The proposed project would contribute GHG emissions primarily through exhaust from equipment, trucks, and residential vehicles which would result in an incremental contribution to global climate change, and which, when combined with the cumulative contributions of all other sources of GHGs, contributes to climate change. Because the project would not result in a long-term generation source for emissions of GHGs, it would not result in GHG emissions that would conflict with California's ability to achieve 1990 levels of GHG emissions by 2020 as required by AB 32 and would be consistent with all other applicable plans, policies, and regulations. Therefore, the project's incremental contribution to GHG emissions would not be cumulatively considerable; thus, it would not present a significant cumulative impact (less-than-significant).

### **HAZARDS AND HAZARDOUS MATERIALS** Would the project

#### **Hazards and Hazardous Materials**

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

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☐

bb) 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?

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☐
☒
☐

cc) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐
☐
☒
☐

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

Department of Toxic Substances Control (DTSC), Envirostor and Geotracker databases, available at [http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global\\_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=De%20Luz%20Road,%20Temecula%20CA&zip=&county=&federal\\_superfund=true&state\\_response=true&voluntary\\_cleanup=true&school\\_cleanup=true&ca\\_site=true&tiered\\_permit=true&evaluation=true&military\\_evaluation=true&school\\_investigation=true&operating=true&post\\_closure=true&non\\_operating=true](http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=De%20Luz%20Road,%20Temecula%20CA&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true), accessed October 7, 2015.

Findings of Fact:

a,b,d) The project proposes uses which are not anticipated to present significant hazards related to the hazardous materials use associated with the proposed land uses or result in emissions of hazardous materials. Any use or storage of hazardous materials would likely be in relatively small quantities. Through the project conditions of approval and standard County requirements the project would have a less than significant impact with respect to hazards.

c) The project will provide adequate access to and from the uses on the project site and would not interfere with an adopted emergency response plan or an emergency evacuation plan. Thus, impacts for this issue would be less than significant.

e) The project site is not located on a site compiled pursuant to Government Code Section 65962.5 (DTSC, 2015) and thus there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

<b>Airports</b>				
ff) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
gg) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
hh) 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"/>
ii) For a project within the vicinity of a private airstrip,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project site is not located within 2 miles of a public airport influence area or airport land use plan. ) The nearest public use airport is the French Valley Airport located approximately 7 miles northeast of the project site. Pursuant to the Riverside County Airport Land Use Compatibility Plan and the individual airport plans, the proposed project would have no impacts with respect to public airports.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**Hazardous Fire Area**

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

☐
☐
☒
☐

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

Findings of Fact: The project site is located within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County's Ordinance 787, use of fire retardant roofing materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. These standards require fuel modification within 100 feet of structures to create defensible space. With these protections, impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**Cumulative Impacts to Hazards and Hazardous Materials**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. Depending on the pathway of exposure, the geographic scope for cumulative effects relating to hazards and hazardous materials would be the air basin, watershed boundary, groundwater basin, or extent of affected soil. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For hazards and hazardous materials, there would be no routine transport, use, or disposal of hazardous materials; project -related activities within 0.25 miles of an existing or proposed school; and no project -related activities within 2 miles of a private airstrip. In addition, there would be no impact on adopted emergency response or evacuation plans. While the project site is located within a high fire hazard area, it would comply with the wildland-urban interface fire area building standards. Therefore, the project would have a less-than-significant contribution to a cumulative effect related to these criteria.

#### **HYDROLOGY AND WATER QUALITY** Would the project

##### **Water Quality Impacts**

kk) 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"/>
ll) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
mm) 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"/>
nn) 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"/>
oo) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
pp) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
qq) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
rr) 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.

Mayers & Associates, 2015a. *Preliminary Hydrology and Hydraulic Analysis for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

Mayers & Associates, 2015b. *Preliminary Water Quality Management Plan for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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FEMA National Flood Hazard Database, available at  
<http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30&extent=-117.30264815917961,33.460097649975836,-117.1831718408204,33.53167403693412>, accessed October 8, 2015.

#### Findings of Fact:

a,b,d,g,h) The project would be developed in accordance with County drainage and flood control requirements that include measures to ensure that changes to drainage patterns are managed to control and treat stormwater. A Preliminary Drainage Study and Water Quality Management Plan have been completed for the project (Mayers & Associates, 2013 and 2015). The project proposes three bio-filtration features along Rancho California Road and De Luz Road and a stormwater quality basin in the south east portion of the site. In addition drainage ditches will be constructed adjacent to De Luz Road and vegetated to control stormwater runoff and provide for stormwater treatment. The project would require a NPDES Construction General permit which would reduce potential impacts to water quality during construction through the implementation of common best management practices. Once constructed, the Water Quality Management Plan addresses post development water quality impacts through implementation of low impact design features such as bio-retention basins that would reduce these impacts to a less-than-significant level. The project is conditioned so that it will not be constructed until downstream drainage facilities which would serve the project are complete. With the required permits and project conditions, impacts to drainage and water quality would be less than significant.

c) The project would introduce new impervious surfaces but would also include LID features such as bio-retention basins to encourage onsite infiltrations. As a result, the project is not anticipated to 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 and thus impacts for this issue would be less than significant.

e, f) The project site has not been mapped by the Federal Emergency Management Agency and is labeled as Zone D – “The Zone D designation on NFIP maps is used for areas where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards has been conducted.” However, according to the County’s flood hazard mapping, the project site is not located within a 100-year flood hazard area and thus there would be no impact for these issues.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **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 ☐

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a,b,d) The project would introduce new impervious surface that would alter existing drainage patterns for the existing three drainage areas onsite (Areas A, B, and C). A Preliminary Drainage Study has been completed for the project (Mayers & Associates, 2015). In the developed condition, the project would include five drainage management areas with no development proposed in the pre-developed drainage Area C. The project would include LID drainage features which would include five bio-retention basins that would be designed in accordance with County requirements. Thus, the runoff from the project site is anticipated to result in less than significant impacts.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project site is located outside of any known dam inundation areas and thus impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**Cumulative Impacts to Hydrology and Water Quality**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For hydrology and water quality, the geographic scope for cumulative impacts includes the Santa Margarita River Watershed and vicinity. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

As discussed above, there would be no project-specific impacts related to the on-site treatment or discharge of waste water, nor would there be the construction of housing or of any structures within a 100-year flood hazard area. Further, the project would require a NPDES Construction General permit which would reduce potential impacts to water quality during construction through the implementation of common best management practices. Once constructed, the Water Quality Management Plan



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addresses post development water quality impacts through implementation of low impact design features such as bio-retention basins that would reduce these impacts to a less-than-significant level. The project is conditioned so that it will not be constructed until downstream drainage facilities which would serve the project are complete. Therefore, the project would have no contribution to a cumulative effect related to these criteria (less-than-significant).

#### **LAND USE/PLANNING** Would the project

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

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

Riverside County, 2015. Riverside County General Plan. Chapter 3: Land Use Element. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch03\\_Land\\_Use\\_121515.pdf?ver=2016-04-01-100749-867](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch03_Land_Use_121515.pdf?ver=2016-04-01-100749-867)

#### Findings of Fact:

a) The project site is designated as Rural Mountainous (RM) 10-Acre minimum by the Riverside County General Plan, which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres (Riverside County, 2008). The proposed residential lot size of 5 acre minimum is inconsistent with the underlying General Plan Land Use designation of Rural Mountainous-10 acre minimum. However, it is consistent with the underlying Santa Rosa Plateau/De Luz Policy Area which allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater. The project is also located within the Walker Basin Policy Area and is consistent with its policies. The residential development would be rural in form, with large lots featuring single family homes. Therefore the project would not result in a substantial alteration of the present or planned land use of the area and no impact would occur.

b) The project is not located within the City of Temecula or the City of Murrieta's sphere of influence, nor is it located directly adjacent city or county boundaries. Therefore, no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>Planning</b>				
yy) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
zz) Be compatible with existing surrounding zoning?	<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
aaa) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
bbb) 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"/>
ccc) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Riverside County, 2015. Riverside County Zoning Ordinance 348, Article V: Base Zones and Related Use and Development Provisions. Available at: <http://www.riversideca.gov/municode/pdf/19/article-5/19-100.pdf>. Accessed October 6, 2015.

Riverside County, 2014. Riverside County General Plan, Southwest Area Plan. Adopted December 9, 2014. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2013/2%20Area%20Plan%20Volume%201/SWAP\\_clean\\_120914.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/SWAP_clean_120914.pdf). Accessed October 6, 2015.

#### Findings of Fact:

a-c) According to Ordinance No. 348,, the site is zoned Residential Agriculture (R-A-5), which is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area (Riverside County, 2015). The project site is surrounded by agricultural and residential uses; the Cross Creek Golf course is located just southeast of the site. The residential development would be rural in form, with large lots featuring single family homes, vineyards and avocado groves. The project does not propose to change the zoning designation of the site nor its surroundings and would be consistent with the existing zoning and land use designations, therefore no impact would occur.

d) The project site is located in unincorporated Riverside County within the Riverside County Southwest Area Plan of the General Plan. (2014). The Southwest Area Plan guides the evolving character of the unincorporated land surrounding the Cities of Murrieta and Temecula. The Southwest Area Plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan. It contains policies for areas that contain special or unique characteristics that merit detailed attention and focused policies.

The project site is located within the Santa Rosa Plateau/De Luz Policy Area which is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. It supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve.

The project site is also located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. As stated in the General Plan, this area was

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 14, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's General Plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area.

The project proposes to develop 14 estate-size single-family detached residential lots within the boundary of the 70.5 acre project site. Minimum lot sizes proposed are five (5) acres consistent with the existing underlying zoning, General Plan and Southwest Area Plan designations. In addition, the project would be consistent with the Walker Basin Area Policy Area reversion to acreage process conditions of approval that were initiated and approved by the Riverside County Board of Supervisors. The proposed project is consistent with all of the Walker Basin Policy Area policies contained in the Southwest Area Plan. Impacts would be less than significant.

e) The nearest established community is the City of Temecula, located approximately 3 miles east of the site. There are no low-income or minority communities within the project site or within the vicinity of the project. Therefore, the project would not divide an established community, including a low-income or minority community, and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### **Cumulative Impacts to Land Use/Planning**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For land use and planning, the geographic scope for cumulative impacts includes all of Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single-family estate homes and agriculture.

The project would have no impact with respect to the physical division of an established community, or any conflict with applicable land use plans or policies. Further, the project is not located within the City of Temecula or the City of Murrieta's sphere of influence, nor is it located directly adjacent city or county boundaries. Therefore, it could not cause or contribute to cumulative effects related to these land use and planning issues (no impact).

### **MINERAL RESOURCES** Would the project

#### **Mineral Resources**

ddd) 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
eee) 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"/>
fff) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ggg) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

California Department of Conservation (CDC), 1991. Mineral Land Classification of the Temescal Valley Area, Riverside County, California. Plate 6b. Miller, R.V., Shumway, D.O., and Hill, R.L., 1991. Available at: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_165/Plate%206B.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_165/Plate%206B.pdf). Accessed October 7, 2015.

California Department of Conservation (CDC), Division of Oil, Gas, and Geothermal Resources (DOGGR) 2015. DOGGR Online Mapping System. Available at: <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>. Accessed October 7, 2015.

Riverside County, 2015. Riverside County General Plan. Chapter 5 Multipurpose Open Space Element. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367).

United States Geological Survey (USGS), 2003. Active Mines and Mineral Plants in the U.S. 2003. Available at: <http://mrdata.usgs.gov/mineral-resources/active-mines.html>. Accessed October 7, 2015.

Findings of Fact: a - b) According to the Nevada County Mineral Lands Classification Map of Riverside County and the Riverside County General Plan (CDC, 1991; Riverside County 2008), the project site is located on lands classified as MRZ-3, which is identified as areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. In addition, there are no mines, mineral plants, oil, gas, or geothermal wells located at or within the vicinity the project site (CDC, 2015; USGS, 2003). The project would not involve mining onsite, nor would it expose people or property to hazards from proposed, existing or abandoned quarries or mines. In addition, the project would not result in the loss of known mineral resources. Therefore, no impacts to mineral resources would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### **Cumulative Impacts to Mineral Resources**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For mineral resources, the geographic scope for cumulative impacts includes Western Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would not contribute incrementally to mineral resource issues. The potential for mineral resources to exist in and around the project site is limited and the proposed project would not significantly reduce the availability of known mineral resources. Therefore, this impact is not cumulatively significant and the proposed project could not cause or contribute to cumulative effects related to mineral resources (no impact).

**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

**2. Airport Noise**

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest public use airport is the French Valley Airport located approximately 7 miles northeast of the project site. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport.

b) The nearest private airstrip to the project site is the Billy Joe Airport located approximately 9 miles to the east. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this private airstrip.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact: There are no active railroad lines adjacent or in the vicinity of the project site. No impacts would occur as a result of the implementation of the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact: The project is not located adjacent to or in close proximity of a major highway. As such, impacts from highway noise would be less than significant as a result of the implementation of the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### Noise Effects on or by the Project

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

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

e) 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? ☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Riverside County Transportation Department, 2014. Traffic Counts-2014. Available at: <http://rctlma.org/Portals/7/documents/WEB%20COUNTS.pdf>. Accessed October 19, 2015.

Findings of Fact:

a) As part of the project, which consists of the development of 14 single-family residences and vineyards on 70.5 acres, permanent (i.e., long-term) increases in ambient noise levels in the project vicinity could be caused by the operation of new Heating, Ventilation, and Air Conditioning (HVAC) units and exhaust fans that are installed for the new residences. The noise levels generated by new HVAC units and exhaust fans installed as part of the project could potentially disturb the existing surrounding residential uses nearest to the project site. However, the nearest sensitive receptors to the project site, which are the existing residences located on Via Nariz, are approximately 300 feet to the east of the project site. Given this distance, the noise levels generated by the residential HVAC units and exhaust fans would not be perceptible at these nearest off-site sensitive receptors. Additionally, it should be noted that as an industry practice, the design of the project's on-site HVAC units and other noise-generating mechanical equipment associated with the new residential structures would typically be equipped with noise muffling devices or shielding (e.g., enclosures) to reduce noise levels as the new residential uses themselves are noise-sensitive uses that require a relatively quiet noise environment. As such, the noise generated by this on-site stationary equipment would not generate a substantial amount of noise at the nearby off-site sensitive receptors and impacts from HVAC-related noise levels associated with the proposed project would be less than significant.

Potential noise impacts associated with a substantial increase in ambient noise levels in the project vicinity could also be generated by a project's traffic-related noise levels. However, no traffic study was deemed necessary for the project by the County because the vehicle trip generation from the 14 new single-family residential estate lots were assumed to be minimal. It is estimated that the project would generate approximately 134 daily trips. The existing ADT for De Luz Road near Rancho California Road is 1,296 (Riverside County Transportation Department, 2014) and existing ADT for Ranch California Road at East De Luz Road is 1,150. Generally, in order for traffic noise to be barely audible, there would need to be a 3 dBA CNEL or greater noise increase. In turn, a 3 dBA CNEL increase in ambient noise from traffic is typically achieved when the volume on any given roadway is doubled. Given that the project would only introduce 14 residential lots at the project site, any increase in traffic noise levels on the local roadways would be negligible. Consequently, the increase in traffic resulting from implementation of the project would not result in a substantial increase in the ambient noise levels at sensitive uses (residences) located along the local roadways in proximity to the project area. As such, impacts related to project-generated vehicle traffic would be less than significant.

b) During the construction phases, the project would temporarily expose surrounding off-site sensitive receptors to increased exterior noise levels. Off-site sensitive receptors in the immediate vicinity of the project site include two existing rural residences located on Via Nariz, east of the project site. Construction of the project would require the use of heavy off-road equipment (excavator, grader, dozer, etc.) as well as smaller power tools, generators, and other sources of noise. During each stage



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of development (e.g., site preparation, grading, and building), there would be a different mix of equipment. As such, construction activity noise levels at and near the project site would fluctuate depending on the particular type, number, and duration of use of the various pieces of construction equipment. Consequently, the noise levels experienced at the nearest off-site receptors would vary depending on the distance of the construction equipment within the site to the receptors. For instance, the construction noise levels experienced at the off-site receptors to the east, on Via Nariz, would be the greatest when construction equipment is operating in the easternmost portion of the project site, while noise levels at this project would be the lowest when construction equipment is operating in the westernmost portion of the project site. Thus, depending on where the active construction area is located within the approximately 70-acre project site at any given time, the noise levels at the nearby off-site sensitive receptors would fluctuate over the course of the project's construction period.

For the purpose of this analysis, the noise levels generated by the off-road construction equipment used during the project's grading phase, which is generally the construction phase that generates the highest noise levels, are estimated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM) at the nearest off-site sensitive receptor location. The off-road construction equipment analyzed includes an excavator, grader, dozer, scraper, and tractor, which is consistent with the grading phase construction equipment that was evaluated in the air quality analysis for the project. To estimate noise levels at the nearest off-site receptors, which would be the single-family residences on Via Nariz located approximately 300 feet east of the project's nearest construction area, it was assumed that the two highest-noise-generating equipment (grader and tractor) would be operating along the project's boundary line while the remaining three pieces of construction equipment (scraper, dozer, and excavator) would be operating at a distance of 50 feet from those two pieces of equipment. Based on this construction scenario, it is estimated that construction noise levels at the nearest off-site sensitive receptors to the project site would be approximately 70.1 dB Leq.

While the project's construction noise levels would expose the nearest off-site sensitive receptors to the project site to increased exterior levels, these increases in noise levels would only be temporary in nature and would not generate continuously high noise levels throughout the day. In addition, the operation of each piece of construction equipment at the project site would not be constant throughout the construction day, as equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment would involve one or two minutes of full power operation followed by three or four minutes at lower power settings. Furthermore, while the estimated construction noise levels at each off-site sensitive receptor location would be the loudest when construction activities are occurring at an area within the project site that is nearest to the off-site location, the majority of the time noise levels at these off-site locations would be reduced as construction activities conclude or move to another more distant location within the project site. As such, the noise increases at the off-site sensitive receptors would only occur periodically throughout the construction day. To further reduce these temporary noise impacts to the maximum extent feasible, the project would be conditioned to reduce the construction-related noise levels at nearby off-site receptors (COA-NOI-1 through COA-NOI-5). As a result, construction noise impacts would be less than significant.

c) Policies and guidelines in the Riverside County General Plan Noise Element and Land Use Element were used to determine the compatibility of the project with adjacent land uses. The Noise Element is closely related to the Land Use Element because of the effects that noise has on sensitive land uses. The Noise Element has established land use noise exposure levels to minimize noise exposure to sensitive areas and to ensure the proper function of land uses in the County. Based on the County's noise/land use compatibility guidelines, the development of low-density single-family

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential uses are considered to be compatible with noise environments up to 70 dBA CNEL where the residential units are equipped with fresh air supply systems or air conditioning (County of Riverside, 2003). As described in the County's General Plan Noise Element, outdoor noise environments up to 60 – 70 dBA CNEL for single-family residential uses would generally be perceived as noisy. Given that the 70.5-acre project site is currently in a natural state with no structures with only sparsely-located single-family residential uses located offsite in the vicinity, the noise environment of the project area would be compatible with the development of the proposed 14 single-family residential dwelling units. As such, impacts associated with noise/land use compatibility would be less than significant.

Additionally, a significant impact may occur if the proposed project would generate excessive noise that exceeds the applicable noise level standards set forth in the City of Riverside General Plan Noise Element and Municipal Code. Noise regulations in Chapter 9.52 of the County of Riverside Municipal Code that establish allowable exterior noise level standards for different land uses were also used in the analysis.

Construction of the proposed project would involve the development of 14 single family residences and vineyards on 70.5 acres. The minimum lot sizes would be 5 acres and would be developed sequentially with no more than 5 acres under construction at a given time. The project site is in a natural state with no structures and there would be no demolition. Construction of the proposed project would require the use of heavy off-road equipment during the site preparation, and grading and excavation activities at the project site, as well as during the installation of new utilities, paving, and building fabrication for the proposed residential buildings. Development activities would also involve the use of smaller power tools, generators, and other sources of noise. As discussed in Item 5(b) above, the nearest and most notable off-site sensitive receptors that would be exposed to increased noise levels would be the existing residences located approximately 300 feet east of the project site, on Via Nariz. As analyzed, the estimated noise levels at these off-site receptors during the project grading phase, which is generally the construction phase that generates the highest noise levels, could reach as high as 70.1 dBA Leq when construction work is occurring within the portion of the project site that is nearest to these receptors.

County-wide noise regulations have been established in Riverside County Ordinance No. 847 (Noise Regulation). The County has identified various noise sources that would be exempted from the noise regulations established in Section 2. Of Ordinance No. 847. Relevant to the project, Section 2. Of Ordinance No. 847 indicates that private construction projects located within one-quarter of a mile from an inhabited dwelling are exempt sound level standards provided that:

1. Construction does not occur between the hours of 6:00 P.M. and 6:00 A.M. during the months of June through September, and
2. Construction does not occur between the hours of 6:00 P.M. and 7:00 A.M. during the months of October through May.

As construction hours for the proposed project have not been determined at this time, project impacts related to violation of the permitted construction hours established in Section 2. Of Ordinance No. 847 could occur and would be potentially significant. However, implementation of Mitigation Measure NOI-1, which would require the project to comply with the County's designated hours of construction, would reduce this impact to a less-than-significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Furthermore, with respect to project operations, as discussed under Item 5(a) above, the operation of new HVAC units and exhaust fans that are installed for the new residences would not be perceptible at these nearest off-site sensitive receptors due to their distances from the project site. Additionally, given that the design of the project's on-site HVAC units and other noise-generating mechanical equipment associated with the new residential structures would typically be equipped with noise muffling devices or shielding (e.g., enclosures), impacts from HVAC-related noise levels associated with the proposed project would be less than significant.

d) The CEQA Guidelines do not define the levels at which groundborne vibration or groundborne noises are considered "excessive." Numerous public and private organizations and governing bodies have provided guidelines to assist in the analysis of vibration; however, the federal, state, and local governments have yet to establish specific vibration requirements. Additionally, there are no federal, state, or local vibration regulations or guidelines directly applicable to the proposed project. However, publications of the Federal Transit Authority (FTA) and California Department of Transportation (Caltrans) are two of the seminal works for the analysis of vibration relating to transportation and construction-induced vibration. The proposed project is not subject to FTA or Caltrans regulations; nonetheless, these guidelines serve as a useful tool to evaluate vibration impacts.

For the purpose of this analysis, the vibration criteria for structural damage and human annoyance established in the most recent Caltrans' Transportation and Construction Vibration Guidance Manual (2013), which are shown in **Table 4** and **Table 5**, respectively, are used to evaluate the potential vibration impacts of the project on nearby sensitive receptors.

**Table 4: Caltrans Vibration Damage Potential Threshold Criteria**

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/ Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5
NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seat equipment, vibratory pile drivers, and vibratory compaction equipment. SOURCE: Caltrans, 2013.		

**Table 5: Caltrans Vibration Annoyance Potential Criteria**

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 5: Caltrans Vibration Annoyance Potential Criteria**

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Strongly perceptible	0.9	0.10
Severe	2.0	0.4

NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seal equipment, vibratory pile drivers, and vibratory compaction equipment.  
SOURCE: Caltrans, 2013.

The project's construction activities have the potential to generate low levels of groundborne vibration as the operation of heavy construction equipment (graders, dozers, etc.) generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. As such, the existing sensitive uses (i.e., nearby residences) located near the proposed project site could be exposed to the generation of excessive groundborne vibration or groundborne noise levels during the project's construction activities. Site ground vibrations from construction activities very rarely reach the levels that can damage structures, but they may be perceived in buildings very close to a construction site. No pile-driving or blasting activities would be required for construction of the proposed project components.

The various peak particle velocities (PPV) for several types of construction equipment, along with their corresponding root mean square (RMS) velocities (in VdB), that can generate perceptible vibration levels are identified in **Table 6**. Based on the information presented in Table 6, vibration velocities could reach as high as approximately 0.089 inch-per-second PPV at 25 feet from the source activity, depending on the type of construction equipment in use. This corresponds to a RMS velocity level of 87 VdB at 25 feet from the source activity.

The off-road construction equipment used for the project would generally consist of off-road construction equipment such as dozers, graders, and scrapers. As shown in Table 6, even at 100 feet, the vibration from equipment such as a large bulldozer would only be 0.011, which is considered to be barely perceptible under Caltrans' criteria. Therefore, because the nearest off-site sensitive receptor to the project site is located 300 feet away, the vibration levels at this nearest receptor would be even further attenuated and would not exceed any of Caltrans' vibration criteria related to building damage or human perception/annoyance. As such, the project's vibration impacts would be less than significant.

**Table 6: Vibration Source Levels for Construction Equipment**

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Caisson Drilling	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40

SOURCE: FTA, 2006.

#### Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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COA-NOI-1: Per Ordinance No. 847, construction activities shall be limited to between the hours of 6:00 A.M. and 6:00 P.M. from Monday through Friday during the months of June through September, and between the hours of 7:00 A.M. and 6:00 P.M. from Monday through Friday during the months of October through May.

COA-NOI-2: Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

COA-NOI-3: Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

COA-NOI-4: The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled, and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise.

COA-NOI-5: The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

Monitoring: No monitoring required.

### **Cumulative Impacts to Noise**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For noise, the geographic scope for cumulative impacts, given the localized impact, a smaller more localized area surrounding the immediate project site is appropriate for consideration. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

Although significant and unavoidable, noise generated from the proposed project would not be compounded when taken in context with other noise-generating projects in the larger geographic and temporal scope. This is primarily because of the relative distances and timing of other cumulative projects and that it would be highly unlikely for noise emanating from more than one construction or noise-generating project to be heard from an individual receptor. Therefore, when considered in addition to the anticipated impacts of other projects in the cumulative scenario, the project's

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incremental contribution to noise impacts would not be cumulatively considerable. Further, conditions of approval and mitigation discussed above would reduce the potential for cumulative noise impacts to a less-than-significant level.

**POPULATION AND HOUSING** Would the project

**Housing**

g) 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"/>
h) 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"/>
i) 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"/>
j) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) 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

Western Riverside County Council of Governments, 2015. Growth. Available at: <http://www.wrcog.cog.ca.us/community/growth-issues>. Accessed October 7, 2015.

Findings of Fact:

a-d) The project would not displace people or housing and is not located in a County Redevelopment Project Area. The project includes the development of 14 single family residences and vineyards on 70.5 acres and is not anticipated to create a net demand for new housing. Thus, there would be no impact for these issues.

e-f) The current population of Riverside County is approximately 1.7 million residents and it is anticipated to reach 2.7 million by 2035 (Western Riverside County Council of Governments, 2015). The project at build out is estimated to have a population of 39 people. As the project is consistent with the land use designation in the County's General Plan and accounted for in the anticipated growth projection in the General Plan, the project would not induce population growth nor result in cumulatively exceeding regional projections. Impacts associated with these issues would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**Cumulative Impacts to Population and Housing**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For population and housing, the geographic scope for cumulative impacts includes the region of the project, including the cities of Temecula and Murrieta. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would not contribute incrementally to population- or housing-related issues. The proposed project does not involve displacement of existing housing or people. The effects of the proposed project would contribute incrementally to the cumulative impacts on population and housing in the area and therefore would not be cumulatively considerable.

**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:

**Fire Services**

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

Riverside County Fire Department Strategic Plan 2009-2029. Prepared by Management Partners, Inc., November 2009. Available at:  
<http://www.rvcfire.org/stationsAndFunctions/AdminSppt/StrategicPlanning/Documents/StrategicPlan2009.pdf>

Findings of Fact: The project site is served by the Riverside County Fire Department and the De Luz Community Services District. The nearest fire station is the Murrieta Fire Department located at 41825 Juniper St, Murrieta, CA 92562, approximately 1.9 miles north of the project. The project would increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for a new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.



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

Source: Riverside County General Plan

Findings of Fact: The project site is served by the Riverside County Sheriff's Department and the De Luz Community Services District. The nearest Riverside County Sherriff station is located at 30755 Auld Road, Murrieta, CA 92563, approximately 6.4 miles northeast of the project. The project would increase demands on law enforcement services and would be required to pay impact fees through the development impact fee program. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. Law enforcement facilities and services are also funded by the development through property taxes and other fees supporting the County General Fund. The project alone is not anticipated to result in the need for law enforcement facilities, such as a new sheriff station or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for new law enforcement facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on police services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Murrieta Valley Unified School District correspondence, GIS database

Findings of Fact: The project site is located within the Murrieta Valley Unified School District. The schools currently serving the project site are Murrieta Elementary (24725 Adams Ave, Murrieta, CA 92562, approximately 2 miles north of the project site), Thompson Middle School (located at 24040 Hayes Ave, Murrieta, CA 92562, approximately 2.6 miles northwest of the project site) and Murrieta Valley High School (42200 Nighthawk Way, Murrieta, CA 92562, approximately 2.72 miles north of the project site). The project is also required to pay school mitigation impact fees. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for new elementary, middle or high school facilities or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for elementary, middle and high school facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on schools.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: The project site is served by the Riverside County Public Library System. The nearest public library is the Murrieta Public Library located at 8 Town Square, Murrieta, CA 92562, approximately 2 miles north of the project. The project would increase demands on libraries and would be required to pay impact fees through the development impact fee program. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for a new library or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for libraries. With the payment of impact fees, the project would have a less than cumulatively considerable impact on library facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Health Services**

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Source: Riverside County General Plan

Findings of Fact:

The nearest urgent care facility is U.S. HealthWorks Medical Group located at 25285 Madison Avenue, Suite 101, Murrieta, CA 92562, approximately 1.9 miles northeast of the project. The nearest hospital with an emergency room is the Rancho Springs Medical Center located at 25500 Medical Center Drive, Murrieta, CA 92562, approximately 2.62 miles northeast of the project.

The project would increase demands on health services and would be required to pay impact fees through the development impact fee program which funds health care clinics, mental health services, and other social services. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to require the development of health facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for health facilities. With the payment of impact fees for regional multi-service centers, which provide a variety of services including, family care centers, health care clinics, mental health services and public social services, the project would have a less than cumulatively considerable impact on health services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **Cumulative Impacts to Public Services**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For public services, the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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geographic scope for cumulative impacts is the larger region in which the project is located and services are provided which is Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would not contribute incrementally to impacts to public services. As discussed above, with the payment of the appropriate impact fees, the project would have a less than cumulatively considerable impact on public services. Therefore, this impact is not cumulatively significant and the proposed project could not cause or contribute to cumulative effects related to public services (less than significant).

## RECREATION

### Parks and Recreation

m) 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?

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n) 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?

☐ ☐ ☒ ☐

o) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

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

Riverside County, 2015. Riverside County General Plan, Chapter 5: Multipurpose Open Space Element. Available at:

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367)

Riverside County Parks Department, 2014a. Santa Rosa Plateau. Available at:

<http://www.rivcoparks.org/education/santa-rosa-plateau/santa-rosa-plateau/>. Accessed October 7, 2015.

Riverside County Regional Parks Department, 2014b. Santa Rosa Plateau Ecological Reserve Map.

Available at: <http://www.rivcoparks.org/education/santa-rosa-plateau/reserve-map/>. Accessed October 7, 2015.

### Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) Recreational opportunities within Riverside County include private, local, state, and federal resources. According to the Riverside County General Plan, the nearest recreational facility is an unidentified dirt regional trail located along Carancho Road, located west of the project site (Riverside County, 2008)<sup>1</sup>. The Cross Creek Golf Club, consisting of an 18-hole golf course, is the nearest privately-managed recreational facility to the project. It is located directly adjacent to the southeastern portion of the project.

In addition, the Riverside County Regional Park and Open Space District acquires, manages, develops and maintains 27 neighborhood and regional parks throughout Riverside County including the Rancho Santa Rosa Historic Area, which is located approximately 1 mile northwest of the project site. It is part of the Santa Rosa Plateau Ecological Reserve, consisting of 9000 acres of hiking, biking and equestrian trails, in addition to picnic areas, historic buildings and interpretive programs (Riverside County Parks Department, 2014a). The nearest trail to the project is the Punta Mesa Loop Trail, which is a 1.9 mile loop trail in the southern portion of the preserve (Riverside County Parks Department, 2014b).

As all project construction activities would occur outside the boundaries of the Cross Creek Golf Club golf course and the Rancho Santa Rosa Historic Area, these recreational facilities would remain open. Once operational, the project would not result in a substantial increase in population (estimated to be 39 persons) to the area and would therefore, not substantially increase use of these facilities. Therefore, the project would result in a less than significant increase in the use of existing neighborhood and regional parks or other recreational facilities such that a substantial deterioration of the facilities would occur or be accelerated.

c) The project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and therefore the project would have no impact.

Mitigation: None required.

Monitoring: None required.

#### Recreational Trails

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

Findings of Fact: The unidentified regional trail located along Carancho Road allows equestrians for recreational uses. However, all project construction activities would occur outside the boundaries of the unidentified trail and these recreational facilities would remain open. Therefore, impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

<sup>1</sup> Further information about the unidentified regional trail was not available.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### Cumulative Impacts to Recreation

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For recreation, the geographic scope for cumulative impacts includes the region of the project, including the cities of Temecula and Murrieta. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The nearest recreational facility is an unidentified dirt regional trail located along Carancho Road, located west of the project site. Due to the incremental population increase as a result of the project, there would be a less than significant increase in the use of existing trails, neighborhood and regional parks, or other recreational facilities such that a substantial deterioration of the facilities would occur or be accelerated. Therefore, effects of the proposed project would contribute incrementally to the cumulative impacts on recreation in the area and would not be cumulatively considerable.

### TRANSPORTATION/TRAFFIC Would the project

#### Circulation

p) 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?

☐ ☐ ☒ ☐

q) 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?

☐ ☐ ☒ ☐

r) 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?

☐ ☐ ☐ ☒

s) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

x) Conflict with adopted policies, plans or programs

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?				

Source: Riverside County, 2015. Riverside County General Plan, Chapter 4: Circulation Element. Available at:

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch04\\_Circulation\\_120815.pdf?ver=2016-04-01-100756-397](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch04_Circulation_120815.pdf?ver=2016-04-01-100756-397)

Riverside County Transportation Commission (RCTC), 2011. *Riverside County Congestion Management Program*. Prepared by VRPA Technologies. December 14, 2011. Available at: [http://www.rctc.org/uploads/media\\_items/congestionmanagementprogram.original.pdf](http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf). Accessed October 8, 2015.

Southern California Association of Governments (SCAG), 2012. *Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future*. April 4, 2012. Available at: <http://scagrtpscs.net/Pages/2012RTPSCS.aspx>. Accessed October 8, 2015.

#### Findings of Fact:

a-b) Riverside County's transportation system is composed of numerous state highways (both freeways and arterial highways), as well as numerous County and city routes. The transit system includes public transit systems, common bus carriers, AMTRAK (intercity rail service), MetroLink (commuter rail service), and other local agency transit and paratransit services. In addition, the County transportation system includes general aviation facilities, limited passenger air service within the County, freight rail service, bicycle facilities, and other services for non-motorized forms of transportation (multipurpose trails) (Riverside County, 2008).

#### *The Riverside County General Plan Circulation Element*

The function of the Circulation Element (2014) is to provide for the movement of goods and people, including pedestrians, bicycles, transit, train, air, and automobile traffic flows within and through the community. Efficient traffic circulation is important to economic viability and the creation and preservation of a quality living environment. The Circulation Element establishes policies that coordinate the circulation system with General Plan and area plan land use maps and provide direction for future decision making in the realization of the Circulation Element goals. General Plan Amendment 1131 was approved in 2014 to reduce the size of the General Plan roadways in the vicinity of the project site, consistent with the reversion to acreage of the Specific Plan. The project would be in compliance with all applicable General Plan and Area Plan policies because it would meet street classifications, design standards, and would be in alignment with the Circulation Plan; therefore, impacts would be less than significant.

#### *The Riverside Congestion Management Program (CMP)*

The CMP was first established in 1990 under Proposition 111. Proposition 111 established a process for each metropolitan county in California to designate a Congestion Management Agency (CMA) that would be responsible for development and implementation of the CMP within county boundaries. As a CMA, the Riverside County Transportation Commission (RCTC) prepared the *2011 Riverside County Congestion Management Program* (RCTC, 2011) which is intended to directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improve air quality. The CMP describes how the future transportation system will function and focuses on all state highway facilities in Riverside County; some regional Principal Arterials are also included in the CMP. The nearest CMP-identified facility is I-15, however, because the project would only involve the construction of 14 homes (generating about 124 daily trips, with 10 trips and 13 trips during the a.m. and p.m. peak traffic hours, respectively), the project would not substantially increase traffic on I-15. In addition, there are no CMP arterials or roadway segments within the project study area. Therefore, there are no impacts to CMP facilities due to the additional increase in traffic from the project.

### *Regional Transportation Plan*

The Southern California Association of Governments (SCAG) developed the *Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS)*, which is a long-range transportation plan that encompasses its member counties and is updated every four years. The RTP/SCS provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP/SCS considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address mobility needs. The RTP/SCS contains specific implementation strategies that local governments, SCAG, and other stakeholders may consider in order to successfully implement the RTP/SCS. Each agency responsible for transportation, such as local cities, the County, and Caltrans, has different transportation implementation responsibilities under the RTP. The RTP relies on the plans and policies governing circulation and transportation in each County to identify the region's future multi-modal transportation system (SCAG, 2012).

In summary, the project would not be conflict with regulating policies relating to transportation, including (but not limited to) those identified in the plans described above. Therefore, impacts would be less than significant.

c-d) ) The nearest public use airport is the French Valley Airport located approximately 7 miles northeast of the project site. There project would not result in a change in air traffic patterns, nor would it alter waterborne, rail or air traffic. Therefore, no impact would occur.

e) The project would be designed in accordance with all County safety standards and would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses; no impact would occur.

f) Due to the size of the project a traffic study is not required by Riverside County. The 14 residential lots would generate approximately 140 average daily trips (ADT). Immediate access to the site is from De Luz Road, Rancho California Road, and Via Vaquero Road. De Luz Road is a two-lane Mountain Arterial Highway that runs through the center of the project site. Rancho California Road is a two-lane Mountain Arterial Highway that connects De Luz Road to I-15. Mountain Arterial Highways are intended to serve through traffic in mountainous areas zoned for low density residential development. Via Vaquero Road is a two-lane Secondary Highway located that connects to De Luz Road from the southern portion of the site. Secondary Highways are intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses (Riverside County 2008). Regional access to the site from Murrieta and Temecula is provided by Rancho California Road from Interstate (I)-15. I-15 is a major north-south oriented eight-lane Interstate Highway approximately 3.5 miles east of the site. Rancho California Road is a two-lane Mountain Arterial Highway that connects De Luz Road to I-15. Streets fronting the project site, and internal to the site, would be improved per Riverside County development



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulations. The existing ADT for De Luz Road near Rancho California Road is 1,296 and existing ADT for Rancho California Road at East De Luz Road is 1,150 (Riverside County Transportation Department, 2014). Therefore, it is not anticipated that the increase in 134 trips associated with the project would significantly alter traffic patterns in the area.

Typical road improvements to Du Luz Road, a Mountain Arterial Road, include widening two approximately 10-foot wide lanes to 14-foot wide lanes and installing a concrete-lined swale on the easterly side of the road, all within a proposed 60-foot wide right-of-way (ROW). In addition, a 10-foot wide regional trail and natural bottom swale would be constructed on the westerly side of the road. Improvements to Rancho California Road, a Mountain Arterial Road, include constructing a 10-foot wide trail and concrete swale along the south side of the road. Other road improvements include half-section improvements to Glen Meadows Road (Via Vaquero), a Collector Rural Road; and 'A' Street, a Residential Rural Road. The half-section improvements to Glen Meadows Road include widening a 10-foot lane to 14 feet and constructing a 10-foot wide trail and concrete-lined swale on the easterly side, all within a 60-foot ROW. 'A' Street is a cul-de-sac serving four residential lots. Improvements to this street include two 12-foot lanes, an 8-foot wide trail on one side, and a concrete-line swale within a 60-foot ROW. These roads fronting the project site, and internal to the site, would be improved per Riverside County development regulations, and the project would pay its fair share toward further maintenance of area roadways via the Transportation Uniform Mitigation Fee (TUMF). There are no other traffic impact fees in this area. Therefore, impacts would be less than significant. g) Potential direct traffic impacts, such as local congestion and disruption of traffic flow, from construction of the project would be temporary and intermittent, as the project would be developed sequentially, with no more than five acres under construction at any given time. Construction activities that would generate off-site traffic would include the delivery of construction vehicles and equipment to the project site, the daily arrival and departure of construction workers, and the delivery of materials throughout the construction period. The sequential nature of project construction and the fact that site grading would be balanced onsite (no import or export of soil required) would lessen potential effects upon circulation in the project area. Therefore, impacts would be less than significant.

h) The project's houses would be accessible from the adjacent roads, which provide access for emergency vehicles under current conditions. The project proposes to complete several missing links in the area circulation system, increasing emergency access and reducing emergency response times. The project would not directly or indirectly negatively affect access for emergency vehicles. Therefore, impacts would be less than significant.

i) There are no bus stops or public transit facilities within the project area (Riverside County, 2008). The nearest such facilities are located in the City of Murrieta, over 2 miles away from the project. However, the unidentified regional trail along Carancho Road allows bike access. In addition, the proposed road improvements along Glen Meadows and De Luz Road would include walking and biking paths for pedestrian use, in compliance with all County design standards. The proposed project would not conflict with policies or programs that support alternative transportation, nor construct facilities in locations which future alternative transportation facilities are planned. In addition, the project would enhance the mobility of pedestrians and bicyclists in the area. Therefore impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

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

Source: Riverside County General Plan

Riverside County, 2015. Riverside County General Plan, Chapter 4: Circulation Element.  
Available at: <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The unidentified regional trail located along Carancho Road allows bikes for recreational uses. However, all project construction activities would occur outside the boundaries of the unidentified trail and these recreational facilities would remain open. In addition, the proposed road improvements along Glen Meadows and Engelmann Drive would include a trail for pedestrian/bicycle use, in compliance with all County design standards, which would enhance the mobility of pedestrians and bicyclists in the area.

Mitigation: None required.

Monitoring: None required.

#### **Cumulative Impacts to Transportation/Traffic**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For traffic and transportation, the geographic scope for cumulative impacts includes De Luz Road, Rancho California Road, and Via Vaquero Road. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

Because the project does not pose a safety risk to nearby airports or alter traffic control patterns; does not involve elements that would create new hazards or hazardous roadways; does not create impacts with respect to new or physically altered police protection, school, medical, or other public service facilities; does not impact emergency access; and does not conflict with any adopted policies, plans, or programs supporting alternative transportation, it would not contribute to or combine with the impacts of other projects in the cumulative scenario to cause significant cumulative impacts related to these criteria. The additional traffic generated as a result of the proposed project would ensure that intersections and roadway segments would continue to operate below County thresholds. As a result, the project would not add traffic to a roadway segment or intersection that would degrade the operation to an unacceptable level, or conflict with any applicable plan establishing measures of effectiveness of performance of the circulation system. Therefore, when considered in addition to the anticipated impacts of other projects in the cumulative scenario, the Project's incremental contribution to transportation and traffic impacts would not be cumulatively considerable (less-than-significant).

#### **UTILITY AND SERVICE SYSTEMS** Would the project

<b>Water</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
y) Require or result in the construction of new water		<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 facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
z) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Rancho California Water District, 2015. Water Quality. Available at <http://www.ranchowater.com/index.aspx?nid=147> accessed October 7, 2015.

Findings of Fact: a-b) The project will be served by Rancho California Water District (RCWD) with existing water facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed 20 and 24 inch water lines. The project will be consistent with the Water System Facility Requirements and Design Guidelines of Rancho California Water District which includes design and installation of lines to the standards of the RCWD, and therefore impacts would be less than significant.

RCWD's water comes from a variety of natural sources. Natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District of Southern California. This agency imports water from Northern California and the Colorado River. Water delivered to homes and businesses is a blend of well water (50%) and import water (45%) (RCWD, 2015). The RCWD-managed groundwater basins are estimated to hold over 2 million acre-feet of water. The annual safe yield of these basins is approximately 30,000 acre-feet per year, which meets nearly half of RCWD's needs. An acre-foot equals about 326,000 gallons, or enough water to cover an acre of land about the size of a football field, one foot deep. An average California household uses between one-half and one acre-foot of water per year for indoor and outdoor use (RCWD, 2015). The RCWD Urban Water Management Plan calculated a daily per capita water use over a 15 year period and averaged the results to get 415.9 gallons per capita per day. The project expects approximate 39 persons in the 14 residences; therefore the total water demand is expected to be approximately 16,220 gallons per day. RCWD has verbally indicated that they can and will supply water to the project site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>3. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review, Project Components Review

Findings of Fact: Potable water will be supplied by Rancho California Water District and sewage disposal will be via individual on-lot advanced treatment septic systems with leach fields. Each lot will have an advanced treatment system that purifies the wastewater and discharges it to an on-lot 7,500 SF leach field. Recycled water is not currently available in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Riverside County Waste Management District. 2015. Facility Locator. Available at: <http://www.rcwaste.org/opencms/#locator> accessed October 6, 2015.

CalRecycle web site: <http://www.calrecycle.ca.gov/> accessed October 6, 2015.

Findings of Fact: The project is within the jurisdiction of the Riverside County Waste Management Department which operates six landfills and contracts with an additional private landfill, and administers several transfer station leases. The nearest landfill and the one most likely to accept waste from the project is the Lamb Canyon landfill. This landfill has an estimated remaining capacity of 18,955,000 cubic yards of waste. On average, the landfill receives 1800-2000 tons/day. It is permitted to receive up to 5,000 tons/day (CalRecycle, 2015). Using the 4.5 lb/person/day generation rate for landfilled waste cited by CalRecycle the website titled "California's 2014 Per Capita Disposal Rate", and assuming an average occupancy of 2.75 persons per household, the 14 residential lots would produce an estimated 31.6 tons of refuse per year. This is a conservative (i.e., high) estimate, because the 4.5 lb/person/day generation rate includes the wastes produced by businesses, schools and other establishments that serve those homes, as well as the homes themselves.

Solid Waste collection in the project area is provided by CR&R, through a contract with the De Luz Community Services District.

Based on the average daily tons received at the landfill, the estimated waste generated by the project, and the estimated remaining capacity of the landfill, it is anticipated that there is sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would contribute to the cumulative demands for solid waste facilities; however, the project's incremental contribution to solid waste impacts would not be cumulatively considerable based on the previous discussion.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### Utilities

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

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

Source: Department of Environmental Health Review

Mayers & Associates, 2015a. *Preliminary Hydrology and Hydraulic Analysis for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

Mayers & Associates, 2015b. *Preliminary Water Quality Management Plan for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

### Findings of Fact:

a-c) The project is served by Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon and Time Warner Cable for communication system service. Utilities are available to the site and would not result in physical impacts beyond the boundaries of the project site or roadway rights-of-way and thus impacts would be less than significant.

d) Based on the information provided in the Preliminary Hydrology and Hydraulic Analysis (Mayers & Associates, 2015a), the Preliminary Water Quality Management Plan (Mayers & Associates, 2015b), and the Riverside County Flood Control and Water Conservation District (RCF&WCD), it was determined that no increase runoff mitigation is required for this project due to the 5-acre minimum residential lot size; thus impacts would be less than significant. The project site has three drainage areas. Area "A" is 151.5 AC the largest of the three and has a large offsite canyon tributary to it. The majority of the site drains south parallel to De Luz Road with a small area in the northeast corner draining north through an existing culvert under Rancho California Road. The majority of this drainage area is covered with grass with some narrowleaf chaparral and some orchards with a few trees close to the road. Area "B" is much smaller, 3.6 acres and consists of only proposed Lot 6 and the orchards east and above it. Drainage Area "C" is 5.7 acres and will not have an increase in storm flows above

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that of the existing storms by inspection. There is no structural development proposed within Area "C" and storm runoff will continue to flow in its natural condition. The flow path for Drainage Areas 'A' drain in a westerly direction and enter a small natural creek, that drains to Sandia Creek and eventually discharges to the Santa Margarita Rivers (Upper and Lower, respectively). Drainage Area 'B' discharges in a northeasterly direction enters an existing culvert that discharges to a small unnamed creek. Further, Bioretention Basins are in the project design to capture the storm runoff from the roadways, both the access roads to the lots and the public streets. The storm flows will be contained on the roads and allowed to drain into the basins directly. The Bioretention method was selected after review of the percolation rates based on the Soils Report. The five Bioretention Basins are proposed to be located along De Luz Road. Further information on storm water drainage can be found in the Hydrology and Hydraulic Analysis (Mayers & Associates, 2015a), and the Water Quality Management Plan (Mayers & Associates, 2015b).

e) There would be no street lighting installed by the project and, therefore, no impacts.

f) The project would construct a new road requiring maintenance. Maintenance of these roadways is not anticipated to cause physical impacts beyond the boundaries of the project site and adjacent roadway rights-of-way and thus impacts would be less than significant.

g) The project would not result in the need for construction or expansion of other off-site government services and thus impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### Energy Conservation

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

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Source: Atkins, 2012. Draft Riverside County Climate Action Plan. May.

Western Riverside Council of Governments (WRCOG), 2012. Sustainability Framework. December, 2012. Available at: [http://www.wrcog.cog.ca.us/uploads/media\\_items/sustainability-framework-december-2012.original.pdf](http://www.wrcog.cog.ca.us/uploads/media_items/sustainability-framework-december-2012.original.pdf). Accessed October 8, 2015.

### Findings of Fact:

a) The project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code, which would lead to reduced energy consumption. In addition, the project would comply with all applicable policies identified in the Western Riverside Council of Governments Sustainability Framework, which includes energy conservation measures (WRCOG, 2012). Further, the project would implement the applicable goals, reduction programs and regulations related to greenhouse gas emissions identified in the Draft Riverside County Climate Action Plan (Atkins, 2012). The project would not conflict with an adopted energy conservation plan and thus impacts would be less than significant.

Mitigation: No mitigation required.

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

### **Cumulative Impacts to Utility and Service Systems**

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For utility and service systems, the geographic scope for cumulative impacts includes Western Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would contribute incrementally to impacts to utility and service systems. Therefore, when considered in addition to the anticipated impacts of other projects in the cumulative scenario, the project's incremental contribution to impacts to utility and service systems would not be cumulatively considerable (less than significant).

### **MANDATORY FINDINGS OF SIGNIFICANCE**

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?

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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. Thus, impacts would be less than significant. Conditions of approval and mitigation discussed in this document would reduce the potential for environmental impacts to a less-than-significant level.

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)?

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Source: Staff review, Project Application Materials



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

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

## VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP- PROJECT DESCRIPTION                      RECOMMND

TENTATIVE TRACT MAP NO. 36517 - EA42595 - Applicant:  
Beresford Properties, LLC - Engineer: ESA Environmental  
Science Associates - First/First Supervisorial District -  
Rancho California Zoning Area - Southwest Area Plan -  
Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location:  
Northerly of Via Vaquero Road, easterly and westerly of De  
Luz Road, southerly of Rancho California Road, - 70.5  
Gross Acres - Zoning: Residential Agricultural-5 Acre  
Minimum (R-A-5) - REQUEST: The Tentative Tract proposes a  
Schedule D subdivision of 70.5 gross acres into 14  
residential lots with a minimum lot size of 5 acres - APNs:  
935-370-005, 935-370-007, 935-370-009

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

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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.

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. 36517 Shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36517 amended no. dated October 19, 2016.

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.

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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. 6                      MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                      MAP - DUST CONTROL                      RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13                      MAP - SLOPE SETBACKS                      RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19                      MAP - RETAINING WALLS                      RECOMMND

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

10.BS GRADE. 23                      MAP - MANUFACTURED SLOPES                      RECOMMND

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

10.BS GRADE. 24                      MAP - FINISH GRADE                      RECOMMND

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

E HEALTH DEPARTMENT

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

Based on the information provided in the "Phase I Environmental Site Assessment, Tentative Tract 36517" prepared by LOR Geotechnical Group, Inc. dated October 17, 2013 and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 3                      RCWD POTABLE WATER SERVICE                      RECOMMND

All lots under Tract Map 36517 are proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 4

TR 36517-ATU MINIMUM REQ'MENTS

RECOMMND

PROJECT DESCRIPTION

Tract Map 36517 is proposing to subdivide 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres. Per LOR Geotechnical Soils Percolation Report Project No. 32939.4 dated April 8, 2013, an Advanced Treatment Unit (ATU) system is proposed for each lot to address concerns in said report, involving soils percolation, shallow bedrock and/or groundwater.

BACKGROUND INFORMATION

Per email c/o Fisayo Oosibodu (San Diego Regional Water Quality Control Board - SDRWQCB) dated December 9, 2013, SDRWQCB has no objections to the proposed project and will be deferring regulation of the proposed systems to the County of Riverside, Department of Environmental Health.

ATU REQUIREMENTS

As the Professional of Record (i.e. individual or firm who is responsible for the soils percolation report), LOR Geotechnical shall be responsible for the proposed design of the ATU system for each subdivided lot.

The proposed ATU shall be installed by a Qualified Service Provider and be subjected to a Renewable Annual Operating Permit issued by the County of Riverside, Department of Environmental Health. Applicable annual fees shall apply.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit to the Department of Environmental Health (DEH) at least three copies of the detailed and contoured plot plan wet stamped and signed by the Profesional of Record, LOR Geotechnical, showing all required detail as specified in the DEH Technical Guidance Manual including but not limited to the ATU design specifications and location of each ATU component, etc.

If grading is proposed, all required detail shall be plotted on the Precise Grading Plan wet stamped and signed by LOR Geotechnical.

ADDITIONAL SOILS PERCOLATION TESTING MAY BE REQUIRED AT THE DISCRETION OF DEH FOR EACH LOT DUE TO GRADING AND/OR OTHER



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10. GENERAL CONDITIONS

10.E HEALTH. 4

TR 36517-ATU MINIMUM REQ'MENTS (cont.)

RECOMMND

FEATURES THAT MAY ADVERSELY IMPACT THE LOCATION AND SITING OF THE ATU AND ITS WASTEWATER DISPERSAL FIELD.

The proposed ATU design shall comply with all State and Local Ordinances, Regulations and Standards including the DEH Technical Guidance Manual. All minimum setbacks shall be maintained.

The plan check process shall require a site evaluation to be conducted by DEH staff. The applicant shall ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. Moreover, the applicant shall ensure that the property is clearly identified with a durable placard indicating the site address or APN as well as ensure that all property corners are clearly staked or marked.

A floor plan showing all proposed bedrooms and plumbing fixture units shall be submitted to DEH to ensure proper ATU system sizing.

Applicable review fees shall apply.

PRIOR TO FINAL BUILDING / OCCUPANCY

ATU installation inspection shall be conducted by DEH staff. Please note that a final signoff letter may also be required from the ATU Manufacturer and/or Professional of Record at the discretion of DEH.

A copy of the ATU's Qualified Service Provider maintenance contract shall be submitted to DEH for the case record.

The proposed ATU shall be recorded on the property deed.

The applicant shall complete an application for an ATU Renewable Operating Permit and pay applicable fees to DEH.

**\*\*Further requirements may apply pending review of all requested items\*\***

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10. GENERAL CONDITIONS

10.E HEALTH. 5

INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1

MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

10.FIRE. 2

MAP-#16-HYDRANT/SPACING

RECOMMND

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

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## 10. GENERAL CONDITIONS

### FLOOD RI DEPARTMENT

#### 10.FLOOD RI. 1

#### MAP FLOOD HAZARD REPORT

#### RECOMMND

Tract 36517 is a proposal to subdivide and develop an approximately 70-acre site for large (5-acre minimum) single family residential lots. The site is located in the Walker Basin area of western Rancho California on the south side of Rancho California Road with De Luz Road dividing the project site.

The topography of the area is rolling hills with well-defined ridges and watercourses traversing the site. The pads are located on higher ground and may be subject to nuisance nature local runoff and should be free of ordinary flood hazard. However, a storm of unusual magnitude may cause some damage.

A drainage area of approximately 55-acres is tributary to the northerly property line between Lots 4 and 5. Offsite grading may have altered the natural drainage patterns of the area and while Rancho California Road may afford some protection from runoff from this watershed, during a large storm event, runoff can be expected to flow southwesterly through this area. The pads for these lots shown on the exhibit appear to be sufficiently elevated and should not be subject to flooding from these flows. The exhibit indicates vineyards will be grown in this low between the pads. Any grading in this area should not block these flows. The watercourse between Lots 4 and 5 shall be delineated and labeled on an environmental constraint sheet (ECS).

The exhibit delineates a 'Proposed 100-year Flood Inundation Limit' on the north side of De Luz Road through lots 1 - 5. No calculations or supporting data was submitted to the District which determined this limit. The exhibit shows a small trapezoidal channel to convey storm runoff proposed along the north side of De Luz Road. This channel terminates in Lot 1 upstream of the property line to allow flows to return to the natural condition. Box culverts to convey flows under the driveway are proposed. Agricultural grading for vineyards are proposed on each lot. All of these factors may alter the flood plain. Unless a detailed study is submitted to determine the flood plain limits, the District recommends the area between the north right of way limits of De Luz Road and a line 130-feet north of the De Luz Road centerline be labeled

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT (cont.)                      RECOMMND

"Approximate Flood Plain" on an ECS.

Lot 9 contains a water quality basin which provides mitigation for a majority of the development. Several bio-retention facilities are located adjacent to De Luz Road throughout the site. The District did not review the Water Quality Management Plan (WQMP) for this project. The Transportation Department is reviewing this document for compliance. Large lots are proposed with this subdivision so the Hydrological Conditions of Concern (HCOC) required for the WQMP provide sufficient mitigation for increased runoff on downstream properties and no additional increased runoff mitigation is required. There are no District maintained facilities proposed with this subdivision request. The (WQMP) and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

10.FLOOD RI. 2                      MAP DELINEATE WATERCOURSE                      RECOMMND

The watercourse that traverses Lot 4 and Lot 5 shall be delineated and labeled on the environmental constraint sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "The watercourses must be kept free of all buildings and obstructions".

10.FLOOD RI. 4                      MAP DELINEATE FLOOD PLAIN                      RECOMMND

The area between the northern De Luz Road right of way line and a line 130-feet north of the centerline of De Luz Road shall be delineated on the environmental constraint sheet (ECS) to accompany the final. The area shall be labeled "Approximate Flood Plain" and a note shall be placed on the ECS stating, "Except for driveway crossings, the approximate flood plain shall be kept free of all buildings and obstructions. Any fencing shall be 'rail' type. No chainlink fencing shall be allowed".

PARKS DEPARTMENT

10.PARKS. 1                      MAP - TRAIL GRADING                      RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of 7th house.

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10. GENERAL CONDITIONS

10.PARKS. 2

MAP - MIN REGIONAL TRAIL WIDTH

RECOMMND

Revise the proposed Regional Trail alignment on the tract map and in the street sections with a 20' easement and 10' decomposed granite Regional Trail outside of the right-of-way for De Luz Road. The easement and trail shall not be within the right-of-way and shall not be shown as a separate lot.

PLANNING DEPARTMENT

10.PLANNING. 2

MAP - GEO02334

RECOMMND

County Geologic Report (GEO) No. 2334, submitted for this project (TR36517) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Consolidated Report of Preliminary Geotechnical Investigations, De Luz Vineyard, Tentative Tract map No. 36517, South of the Intersection of Rancho California Road and De Luz Road, Santa Rosa Plateau Area, Riverside County, California", dated July 10, 2013. In addition, LOR prepared "Response to County of Riverside Review Comments County Geologic Report No. 2334, Prepared by Geopacifica Geotechnical Consultants, dated August 27, 2013", dated September 27, 2013. This document is herein incorporated as a part of GEO02334.

GEO02334 concluded:

1.No active or potentially active faults are known to exist at the subject site.

2.The probability of ground surface rupture occurring at the site is considered nil.

3.Any future development at the subject site should anticipate that moderate to large seismic events could occur very near the site.

4.The possibility of liquefaction at the site is considered nil.

5.The potential for the site to be affected by a seiche or tsunami is considered nil.

6.The potential for landslides to occur at or adjacent to the site is considered very low.

7.The rockfall potential appears to be very low.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - GEO02334 (cont.)

RECOMMND

8.The potential for settlement is considered low.

9.Preliminary calculations show adequate factors of safety for the preliminarily intended cut and fill slopes at the site.

GEO02334 recommended:

1.Fill slopes are to be constructed with keyways and benches into competent native material and compacted to at least 90 percent of the maximum dry density.

2.Provisions should be made to divert/redirect the drainage across Lot 10.

3.All cut slopes proposed for the project should be observed during construction by the project engineering geologist.

4.All undocumented fill and any loose alluvial and/or colluvial materials should be removed from structural areas and areas to receive engineered compacted fill.

GEO No. 2334 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2334 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 3 MAP - PDA04838

RECOMMND

County Archaeological Report (PDA) No. 4838 submitted for this project (TR36517) was prepared by ESA and is entitled: "Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California", dated January 2014.

The document concluded that no cultural resources were identified within the project area.

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10. GENERAL CONDITIONS

10. PLANNING. 3 MAP - PDA04838 (cont.)

RECOMMND

The document concluded that due to the project area being covered in thick brush and non-native grasses, and because the project area is highly sensitive for cultural resources, an Archaeological and Native monitoring program should be implemented.

This document has been accepted and is herein incorporated as a part of the record for the project.

10. PLANNING. 4 MAP - IF HUMAN REMAINS FOUNDTE

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. states that 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 4                      MAP - IF HUMAN REMAINS FOUNDTE (cont.)                      RECOMMND

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. 5                      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.

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 ethnic/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. 6                      MAP - PDP01498 ACCEPTED                      RECOMMND

County Paleontological Report (PDP) No. 1498 submitted for this case (TR36517), was prepared by Dallas Pugh of ESA and is entitled: "Paleontological Resource Survey, De Luz Vineyards Property, Riverside County, California" dated October 10, 2013



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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - PDP01498 ACCEPTED (cont.)

RECOMMND

PDP01498 concluded:

1.The project area is comprised of Recent (late Holocene) alluvial deposits overlying Mesozoic age bedrock. The paleontological sensitivity of the project area is low and discovery of "unique paleontological resources" during construction excavation is not anticipated.

PDP01498 recommended:

1.Immediate paleontological clearance is recommended, and no paleontological resource monitoring is recommended for the proposed project.

PDP01498 satisfies the requirement for a Paleontological Resources Assessment for this project (TR36517). PDP01498 is hereby accepted for TR36517.

10.PLANNING. 7 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 D, unless modified by the conditions listed herein.

10.PLANNING. 8 MAP - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 10 MAP - TRAIL MAINTENANCE

RECOMMND

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

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10.PLANNING. 12                    MAP - NO OFFSITE SIGNAGE                    RECOMMND

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

10.PLANNING. 13                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

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

10.PLANNING. 14                    MAP - RES. DESIGN STANDARDS                    RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A-5 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of /each lot is 100 feet.
- g. The maximum height of any building is 40 feet.
- 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. 15                    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

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10. GENERAL CONDITIONS

10.PLANNING. 15                    MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 16                    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. 17                    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

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10.PLANNING. 17                      MAP- REQUIRED MINOR PLANS (cont.)                      RECOMMND

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.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

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. 18                      MAP - DESIGN GUIDELINES                      RECOMMND

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

10.PLANNING. 19                      STKP- OFF-HIGHWAY VEHICLE USE                      RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 20                      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.

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - EXISTING SECOND UNITS

RECOMMND

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

From ordinance 348:

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

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

10.PLANNING. 22 MAP - DISCLOSE SPECIFIC PLAN

RECOMMND

The propertyt owners must disclose to the purchaser that the property is part of a Specific Plan and required to comply with the Specific Plan Number 393.

10.PLANNING. 23 MAP - NOISE 1

RECOMMND

Per Ordinance No. 847, construction activities shall be limited to between the hours of 6:00 A.M. and 6:00 P.M. from Monday through Friday during the months of June through September, and between the hours of 7:00 A.M. and 6:00 P.M. from Monday through Friday during the months of October through May.

10.PLANNING. 24 MAP - NOISE 2

RECOMMND

Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive

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10.PLANNING. 24                      MAP - NOISE 2 (cont.)                      RECOMMND

land uses.

10.PLANNING. 25                      MAP - NOISE 3                      RECOMMND

Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

10.PLANNING. 26                      MAP - NOISE 4                      RECOMMND

The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled, and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise.

10.PLANNING. 27                      MAP - NOISE 5                      RECOMMND

The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

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

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10. GENERAL CONDITIONS

10.TRANS. 1                      MAP - STD INTRO 3 (ORD 460/461) (cont.)                      RECOMMND

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 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

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10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6                      MAP - R-O-W EXCEEDS/VACATION                      RECOMMND

If the existing right-of-way along De Luz Road, Rancho California, and Glen Meadows Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 7                      USE - LC LANDSCAPE SPECIES                      RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.TRANS. 8                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

Prior to the installation of 500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water



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10. GENERAL CONDITIONS

10.TRANS. 8                      MAP - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 9                      MAP - PERP DRAINAGE PATTERNS                      RECOMMND

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

10.TRANS. 10                      MAP - OWNER MAINT NOTICE                      RECOMMND

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

10.TRANS. 11                      MAP - INCREASED RUNOFF                      RECOMMND

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

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

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## 10. GENERAL CONDITIONS

### 10. TRANS. 12

### MAP - INCREASED RUNOFF CRIT

### RECOMMND

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

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

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

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

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10. GENERAL CONDITIONS

10.TRANS. 12

MAP - INCREASED RUNOFF CRIT (cont.)

RECOMMND

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

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

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

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

\*\*\*\*\* Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.)

RECOMMND

provided by Section 8.3 (Division into Units) of Ordinance  
No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 2 EPD - OAK TREE PRESERVATION

RECOMMND

Oak Tree Preservation

Prior to map recordation, EPD staff shall review the final map to ensure that the existing oak trees planned for preservation and the oak tree mitigation areas are clearly mapped. The codes, covenants, and restrictions (CC&Rs) for the final map shall include language for the protection of onsite preserved oak trees and oak tree mitigation areas to EPD's satisfaction. Oak trees planned for preservation are mapped on Tentative Tract Map 36517 (October 19, 2016) and shall be mapped on the final map as follows:

Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the  
Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed  
for preservation just across the eastern Lot Line outside  
of Lot 8

Lot 9: 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2  
trees proposed for preservation just across the eastern Lot  
Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for  
preservation just across the eastern Lot Line outside of  
Lot 12

Lot 13: None

Lot 14: None

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50. PRIOR TO MAP RECORDATION

50.EPD. 3 EPD - RIP/RIV MITIGATION

RECOMMND

Riparian/Riverine Mitigation Area #1

Prior to map recordation, the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 shall be installed in accordance with the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017 and address any comments EPD received from the Joint Project Review and DBESP review process. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017. Riparian/Riverine Mitigation Area #1 shall be installed in conjunction with the required Riverside County Transportation Department improvements along De Luz Road. EPD may require a site visit to verify that the mitigation has been installed.

50.EPD. 4 EPD - RIP/RIV EASEMENT

RECOMMND

Easement for Riparian/Riverine Mitigation Area #1

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded for the 2.1-acre Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 as shown on Figure 3 within the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017 and on Tentative Tract Map 36517 dated October 19, 2016. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

50.EPD. 5 EPD - EASEMENT FOR CSS CONSERV

RECOMMND

Easements for CSS Conservation Area

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded by the RCA for the coastal sage scrub conservation areas within Lots 11, 12, and 14 as shown on Tentative Tract Map 36517 dated October

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50. PRIOR TO MAP RECORDATION

50.EPD. 5                      EPD - EASEMENT FOR CSS CONSERV (cont.)                      RECOMMND

19, 2016. The areas designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

Lot 11: 0.6 acre

Lot 12: 0.2 acre

Lot 14: 0.4 acre

1.1acres are proposed to occur offsite/adjacent/same ownership south of Lot 14

50.EPD. 6                      EPD - ENVIR CONSTRAINTS SHEET                      RECOMMND

Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 on TTM 36517 dated October 19, 2016 totaling 2.1 acres

CSS Habitat within Lots 11, 12, and 14 on TTM 36517 dated October 19, 2016

Lot 11: 0.6 acre

Lot 12: 0.2 acre

Lot 14: 0.4 acre

1.1acres are proposed to occur offsite/adjacent/same ownership south of Lot 14

Existing Oak Trees to Remain on TTM 36517 dated October 19, 2016:

TTM 36517 Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 8

Lot 9: 6 trees proposed for preservation

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50. PRIOR TO MAP RECORDATION

50.EPD. 6                      EPD - ENVIR CONSTRAINTS SHEET (cont.)                      RECOMMND

Lot 10: 1 tree proposed for preservation within Lot 10, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 12

Lot 13: None

Lot 14: None

These areas shall be clearly mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" and "Delineated Constraint Area (CSS Conservation Area)" and "Delineation Constraint Area (Preserved Oak Trees)" on the Environmental Constraints 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 shall occur within the boundaries of the constraint areas."

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

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

FIRE DEPARTMENT

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.



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

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

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

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.

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

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

50.FIRE. 5                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

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FLOOD RI DEPARTMENT

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

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

50.FLOOD RI. 3                      MAP DELINEATE WC ON ECS                      RECOMMND

The natural watercourse that traverses Lot 4 and Lot 5 shall be delineated and labeled on the environmental constraint sheet (ECS) to accompany the final map. A note shall be place on the ECS stating, "The natural watercourse shall be kept free of buildings and obstructions".

50.FLOOD RI. 6                      MAP SHOW FLOODPLAIN ON ECS                      RECOMMND

Unless a detailed flood plain study is submitted for review and approval, the flood plain limits shall be the area between the northern De Luz Road right of way line and a line 130-feet north of the centerline of De Luz Road. These lines shall be delineated on the environmental constraint sheet (ECS) to accompany the final. The area within these lines shall be labeled "Approximate Flood Plain" and a note shall be placed on the ECS stating, "Except for driveway crossings, the approximate flood plain shall be kept free of all buildings and obstructions. Any fencing shall be 'rail' type. No chainlink fencing shall be allowed".

PARKS DEPARTMENT

50.PARKS. 1                      MAP - OFFER OF DEDICATION                      RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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50.PARKS. 2

MAP - TRAIL MAINTENANCE REGION

RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

PLANNING DEPARTMENT

50.PLANNING. 1

MAP- LC LANDSCPE COMMON AREA

RECOMMND

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

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

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

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50.PLANNING. 2 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 3 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 4 MAP- SURVEYOR CHECK LIST

RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R\_A-5 zone, and with the Riverside County General Plan.

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

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

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 7 MAP - CCOC FOR REMNDR PARCEL

RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning

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50.PLANNING. 7                      MAP - CCOC FOR REMNDR PARCEL (cont.)                      RECOMMND

Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 9                      MAP- QUIMBY FEES (1)                      RECOMMND

If a district, agency pr other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of the County Ordinnace No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

Recreation and Parks District] [County Service Area No.     ] which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13                      MAP - ECS SHALL BE PREPARED                      RECOMMND

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

50.PLANNING. 18                      MAP - ECS NOTE MAP CONSTRAINT                      RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning

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50.PLANNING. 18                      MAP - ECS NOTE MAP CONSTRAINT (cont.)                      RECOMMND

Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 19                      MAP - ECS NOTE NO FENCE WILDLF                      RECOMMND

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

"Fencing, which restricts the movement of wildlife, shall not be allowed in the ildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

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

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

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

50.PLANNING. 28                      MAP - AG/DAIRY NOTIFICATION                      RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the

subject project.

50.PLANNING. 29                      MAP - FEE BALANCE                      RECOMMND

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

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50.PLANNING. 29 MAP - FEE BALANCE (cont.)

RECOMMND

divider's successor-in-interest.

50.PLANNING. 33 MAP- CC&R RES POA COM. AREA

RECOMMND

If the applicant or the land divider decides to implement Codes Covenants & Restriction's this condition will apply:

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

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

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property

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50.PLANNING. 33

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

RECOMMND

owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning



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50. PLANNING. 33 MAP- CC&amp;R RES POA COM. AREA (cont.) (cont.) RECOMMND

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

50. PLANNING. 36 MAP- ANNEX DE LUZ CSD RECOMMND

Prior to recordation of the final map, the property must be annexed into the De Luz Community District.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

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

TRANS DEPARTMENT

50. TRANS. 2 MAP - COMPLY W/CSD RECOMM RECOMMND

The landdivider shall comply with the De Luz Community Services District's recommendations as outlined in their letter dated July 31, 2013.

50. TRANS. 3 MAP - VACATION/SUR RECOMMND

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along De Luz Road, Rancho California Road, and Glen Meadows Road. Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant

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50.TRANS. 3                      MAP - VACATION/SUR (cont.)                      RECOMMND

may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 4                      MAP - STREET NAME SIGN                      RECOMMND

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

50.TRANS. 5                      MAP - SOILS 2                      RECOMMND

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

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

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

50.TRANS. 7                      MAP - DCSD MAINTAINED ROAD                      RECOMMND

"A" Street is designated LOCAL ROAD and said road shall be improved with 24' full-width AC pavement, 6" AC dike, 8' D.G. walking trail, and 3' AC swale within the 60' full-width dedicated right-of-way in accordance with De Luz Community Service District (DCSD) Standard No. 102. (24'/60')

- NOTE: 1) Construct 8' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation or by De Luz Community Services District (DCSD) within the 18' parkway.
- 2) Construct a 3' wide AC swale as directed by the Director of Transportation or by De Luz Community Services District (DCSD) within the 18' parkway.

50.TRANS. 8                      MAP - EXISTING MAINTAINED                      RECOMMND

Rancho California Road along project boundary is a paved County maintained road designated LOCAL ROAD and said road shall be improved with 28 foot full-width AC pavement, 6" AC dike, 10' D.G. walking trail (project side), and AC swale, match up asphalt concrete paving; reconstruction; or

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8

MAP - EXISTING MAINTAINED (cont.)

RECOMMND

resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B", Ordinance 461. (Modified for reduced improvement from 32' AC pavement to 28' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 5' wide AC swale as directed by the Director of Transportation within the 15' parkway.

De Luz Road along project boundary is a paved County maintained road designated LOCAL ROAD and said road shall be improved with 28 foot full-width AC pavement, 6" AC dike, 10' D.G. walking trail, and AC swale, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B", Ordinance 461. (Modified for reduced improvement from 32' AC pavement to 28' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 4' high split wooden fence 5' from the right-of-way line or as directed by the Director of Transportation within the 15' parkway.

3.) Construct a 9' wide AC swale as directed by the Director of Transportation within the 15' parkway.

50.TRANS. 9

MAP - DCSD MAINTAINED ROAD

RECOMMND

Glen Meadows Road along project boundary is designated LOCAL ROAD and said road shall be improved with 26' part-width AC pavement, (14' on the project side and 12' on opposite side of the centerline), 6" AC dike (project

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50.TRANS. 9                      MAP - DCSD MAINTAINED ROAD (cont.)                      RECOMMND

side), and 10' D.G. walking trail (project side), within a 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B". (Modified for reduced improvement from 28' AC to 26' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 3' wide AC swale as directed by the Director of Transportation within the 15' parkway.

50.TRANS. 10                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

50.TRANS. 11                      MAP - IMP PLANS                      RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 12                      MAP- SIGNING & STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Trails.

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 14

MAP - DRAINAGE EASEMENTS

RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

50.TRANS. 15

MAP - WRITTEN PERM FOR GRADING

RECOMMND

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

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50.TRANS. 15                      MAP - WRITTEN PERM FOR GRADING (cont.)                      RECOMMND

the Transportation Department for review and approval.

50.TRANS. 16                      MAP - FINAL WQMP                      RECOMMND

This condition would apply when the final map is recorded prior to obtaining a grading permit. Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9-2010-0016 to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

50.TRANS. 17                      MAP - WQMP ACCESS AND MAINT                      RECOMMND

Prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection

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60. PRIOR TO GRADING PRMT ISSUANCE

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

reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                      MAP - SLOPE STABIL'TY ANLY                      RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

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

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

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

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

60.BS GRADE. 9                      MAP - RECORDED ESMT REQ'D                      RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.



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60.BS GRADE. 10                      MAP - LOT TO LOT DRN ESMT

RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11                      MAP - APPROVED WQMP

RECOMMND

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

60.BS GRADE. 13                      MAP - PRE-CONSTRUCTION MTG

RECOMMND

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

60.BS GRADE. 14                      MAP- BMP CONST NPDES PERMIT

RECOMMND

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

60.BS GRADE. 15                      MAP - SWPPP REVIEW

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 FINAL DBESP

RECOMMND

prior to the issuance of a grading permit an approved DBESP for impacts to riverine riparian resources will need to be provided that shall provide mitigation ratios of 3:1 for all impacts and shall be in the form of either onsite mitigation or offsite in lieu fee program as described in DBESP prepared by ESA.0

60.EPD. 2 EPD - OAK TREE MAPPING & PLAN

RECOMMND

Oak Tree Mapping & Management Plan

Prior to grading permit issuance, EPD staff shall review grading plans to ensure that all existing oak trees are clearly mapped. The grading plan shall differentiate between the oak trees planned for removal and the oak trees planned for preservation as documented on Tentative Tract Map 36517 dated October 19, 2016. The grading plan shall show the proposed locations of the onsite oak tree mitigation areas. Prior to grading permit issuance, an Oak Tree Management Plan shall be provided to EPD staff for review and approval that outlines design measures and best management practices to protect existing oak trees during grading activities. The plan should also describe the details of the oak tree mitigation areas and how the areas will be maintained over time to ensure success. Oak trees proposed for removal will be replaced at a 4:1 ratio. Oak trees planned for removal and preservation are mapped on Tentative Tract Map 36517 (October 19, 2016) as follows:

Oak Tree Removal and Preservation per Lot:

Lot 1: 3 trees proposed for removal, 19 trees proposed for preservation within the Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 1 tree proposed for removal, 2 trees proposed for preservation, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 8

Lot 9: 17 trees proposed for removal, 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2

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60.EPD. 2                      EPD - OAK TREE MAPPING & PLAN (cont.)                      RECOMMND

trees proposed for preservation just across the eastern Lot Line outside of Lot 10

Lot 11: 4 trees proposed for removal, 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 12

Lot 13: None

Lot 14: None

60.EPD. 3                      EPD - RIP/RIV EASEMENT                      RECOMMND

Easement for Riparian/Riverine Mitigation Area #1

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded for the 2.1-acre Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 as shown on Figure 3 within the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017 and on Tentative Tract Map 36517 dated October 19, 2016. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

60.EPD. 4                      EPD - EASEMENT FOR CSS CONSERV                      RECOMMND

Easements for CSS Conservation Area

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded for the coastal sage scrub conservation areas within Lots 11, 12, and 14 as shown on Tentative Tract Map 36517 dated October 19, 2016. The areas designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

Lot 11: 0.6 acre

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60.EPD. 4                      EPD - EASEMENT FOR CSS CONSERV (cont.)                      RECOMMND

Lot 12: 0.2 acre  
Lot 14: 0.4 acre  
1.1acres are proposed to occur offsite/adjacent/same  
ownership south of Lot 14

60.EPD. 5                      EPD - ENVIR CONSTRAINTS SHEET                      RECOMMND

Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4,  
and 5 on TTM 36517 dated October 19, 2016 totaling 2.1  
acres

CSS Habitat within Lots 11, 12, and 14 on TTM 36517 dated  
October 19, 2016

Lot 11: 0.6 acre  
Lot 12: 0.2 acre  
Lot 14: 0.4 acre  
1.1acres are proposed to occur offsite/adjacent/same  
ownership south of Lot 14

Existing Oak Trees to Remain on TTM 36517 dated October 19,  
2016:

TTM 36517 Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the  
Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed  
for preservation just across the eastern Lot Line outside  
of Lot 8

Lot 9: 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2  
trees proposed for preservation just across the eastern Lot  
Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for  
preservation just across the eastern Lot Line outside of  
Lot 12

Lot 13: None

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60.EPD. 5                      EPD - ENVIR CONSTRAINTS SHEET (cont.)                      RECOMMND

Lot 14: None

These areas shall be clearly mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" and "Delineated Constraint Area (CSS Conservation Area)" and "Delineation Constraint Area (Preserved Oak Trees)" on the Environmental Constraints 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 shall occur within the boundaries of the constraint areas."

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

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

60.EPD. 6                      EPD - GRADING PLAN CHECK                      RECOMMND

Grading Plan Check

Prior to grading permit issuance, the grading plan shall clearly depict avoidance of the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 to EPD's satisfaction. The grading plan shall also clearly map and distinguish between oak trees being preserved and oak trees being removed to EPD's satisfaction.

60.EPD. 7                      EPD - TEMPORARY FENCING                      RECOMMND

Temporary Fencing

Prior to grading permit issuance, temporary fencing shall be installed around the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 to EPD's satisfaction to prevent impacts during grading activities. The Oak tree

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60.EPD. 7                      EPD - TEMPORARY FENCING (cont.)                      RECOMMND

"Protected Zone" as defined in the Riverside County Oak Tree Management Guidelines shall also be temporarily fenced in order to avoid impacts to the root zones of preserved oak trees during grading activities. EPD may require a photographs or a site visit to verify the installation of temporary fencing.

60.EPD. 8                      EPD - NESTING BIRD SURVEY                      RECOMMND

Pre-Construction Nesting Bird Survey (MBTA Survey)

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting

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60.EPD. 8                      EPD - NESTING BIRD SURVEY (cont.)                      RECOMMND

biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAIL PLAN APPROVED REGI                      RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - CULTURAL PROFESSIONAL                      RECOMMND

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.

The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

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60.PLANNING. 1                      MAP - CULTURAL PROFESSIONAL (cont.)                      RECOMMND

approval. Upon verification, the Planning Department shall clear this condition.

60.PLANNING. 2                      MAP - NATIVE MONITOR                      RECOMMND

Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible



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60.PLANNING. 2                    MAP - NATIVE MONITOR (cont.)                    RECOMMND  
for all costs.

60.PLANNING. 7                    MAP - BUILDING PAD GRADING                    RECOMMND  
All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 8                    MAP - HILLSIDE DEV. STANDARDS                    RECOMMND  
The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 9                    MAP - SLOPE GRADING TECHNIQUES                    RECOMMND  
The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 10                    MAP\*- GRADING & BRUSHING AREA                    RECOMMND  
The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public

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60.PLANNING. 10                    MAP\*- GRADING & BRUSHING AREA (cont.)                    RECOMMND

or private access roads, driveways, pad sites leach fields, existing agricultural areas, ] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 11                    MAP- POST & BEAM FOUNDATIONS                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 18                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 19                    MAP - GRADING PLAN REVIEW                    RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21                    MAP - SLOPE STBILTY RPRT                    RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 23                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit

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60.PLANNING. 23                    MAP - PLANNING DEPT REVIEW (cont.)                    RECOMMND

Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 25                    MAP - CRMP REQUIRED                    RECOMMND

Prior to the issuance of a grading permit, a Cultural Resources Monitoring Plan shall be prepared by a qualified archaeologist. Based on the survey conditions and geoarchaeological review summarized in this report, the plan shall identify areas, such as ridge tops, saddles, and flats, where cultural resources survey shall be conducted after initial vegetation removal has occurred. The plan shall also identify the location and timing of cultural resources monitoring. The plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resource during project implementation (including during the survey to occur following vegetation removal and monitoring during ground disturbing activities). The plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with CEQA Guidelines Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The plan shall also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals. The plan shall be submitted to the lead agency for review and approval prior to the issuance of a grading permit.

60.PLANNING. 26                    MAP- HMMP                    RECOMMND

The project must complete a Habitat Mitigation and Monitoring Plan (HMMP) prior to the issuance of a grading

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60.PLANNING. 26 MAP- HMMP (cont.)

RECOMMND

permit and must include proof that the mitigation areas have been installed in accordance with the Habitat Mitigation and Monitoring Plan.

60.PLANNING. 27 MAP- CULTURAL SENSITIVITY

RECOMMND

Prior to issuance of a grading permit, an archaeologist and a Native American monitor shall be retained and contracted by the project proponent to conduct post-vegetation clearance survey and to monitor ground-disturbing activities in accordance with the Cultural Resources Monitoring Plan. The archaeologist shall work under the supervision of a qualified archaeologist. The Native American monitor shall be selected from the list of Native American groups demonstrating affiliation with the project area and demonstrating interest in the project. The monitoring shall be conducted as specified in the Cultural Resources Monitoring Plan.

60.PLANNING. 28 MAP- INADVERTENT DISCOVERIES

RECOMMND

In the event of the discovery of historical or archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. After cessation of excavation, the contractor shall immediately contact the project proponent. The contractor shall not resume work until authorization is received.

In the event of an unanticipated discovery of archaeological materials during construction, the qualified archaeologist shall evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, avoidance is the preferred

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60.PLANNING. 28

MAP- INADVERTENT DISCOVERIES (cont.)

RECOMMND

manner of mitigation. In the event avoidance is demonstrated to be infeasible, the applicant shall coordinate with the qualified archaeologist and the lead agency to implement an archaeological data recovery program.

If potential human remains are encountered, the contractor shall halt work in the vicinity (within 100 feet) of the find and shall contact the Riverside County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the Coroner determines the remains are Native American in origin, the Coroner shall contact the NAHC. As provided in Public Resources Code Section 5097.98, the NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent shall be afforded the opportunity to provide recommendations concerning the future disposition of the remains and any associated grave goods as provided in PRC 5097.98.

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - PHASING

RECOMMND

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

60.TRANS. 3 MAP - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9-2010-0016 to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - RIP/RIV MITIGATION

RECOMMND

Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017. EPD may require a site visit to verify that the mitigation has been installed.

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 2                      EPD - NESTING BIRD SURVEY                      RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the pre-construction nesting bird survey, to EPD for review.

PARKS DEPARTMENT

70.PARKS. 1                      MAP - TRAIL GRADE                      RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2                      MAP - TRAIL GRADE INSPECTION                      RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1                      MAP - PHASE IV REPORT                      RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1                      USE - WASTE MNGEMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN (cont.)

RECOMMND

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

E HEALTH DEPARTMENT

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

RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 EPD - RIP/RIV MITIGATION

RECOMMND

Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS

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80.EPD. 1                      EPD - RIP/RIV MITIGATION (cont.)                      RECOMMND

2117 prepared by ESA dated April 2017. EPD may require a site visit to verify that the mitigation has been installed.

80.EPD. 2                      EPD - RIP/RIV EASEMENT CONVEY                      RECOMMND

Conveyance of Easement for Riparian/Riverine Mitigation Area #1

Prior to building permit issuance, the applicant shall provide proof to EPD that the easement for the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 of TTM 36517 has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD.

80.EPD. 3                      EPD - CSS EASEMENT CONVEYANCE                      RECOMMND

Conveyance of Easement for CSS Conservation Area

Prior to building permit issuance, the applicant shall provide proof to EPD that the easements for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

Lot 11: 0.6 acre

Lot 12: 0.2 acre

Lot 14: 0.4 acre

1.1 acres are proposed to occur offsite/adjacent/same ownership south of Lot 14

FIRE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

Approved water plans must be a the job site.

80.FIRE. 2                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

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

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

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

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

provided on the plan; and/or,  
7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

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

80.PLANNING. 2                      MAP - ROOF MOUNTED EQUIPMENT                      RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 3                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                      MAP - CONFORM FINAL SITE PLAN                      RECOMMND

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

80.PLANNING. 12                      MAP- SCHOOL MITIGATION                      RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 16 MAP - MODEL HOME COMPLEX

RECOMMND

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

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

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

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

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80.PLANNING. 16                      MAP - MODEL HOME COMPLEX (cont.)                      RECOMMND

Model Home Complex application for detailed requirements.

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

80.PLANNING. 17                      MAP - BUILDING SEPARATION 2                      RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

TRANS DEPARTMENT

80.TRANS. 1                              MAP - ANNEX L&LMD/OTHER DIST                              RECOMMND

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

(1) Trails.

80.TRANS. 2                              MAP - IMPLEMENT WQMP                              RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS. 3                              MAP - ESTABL WQMP MAINT ENTITY                              RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department\_ for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                      MAP - PRECISE GRDG APPROVAL (cont.)                      RECOMMND

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 2                      USE-ALT SYSTEM DEED RECORD                      RECOMMND

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

90.E HEALTH. 3                      USE-QUALIFIED SERVICE PROVIDER                      RECOMMND

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

90.E HEALTH. 4                      USE-RENEWABLE OPERATING PERMIT                      RECOMMND

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

90.E HEALTH. 5                      USE-E.HEALTH CLEARANCE REQ.D                      RECOMMND

Environmental Health Clearance prior to final inspection.

EPD DEPARTMENT

90.EPD. 1                              EPD - OAK TREE MITIGATION                              RECOMMND

Oak Tree Mitigation

Prior to building permit final inspection, documentation shall be provided to EPD providing proof that the oak tree mitigation areas have been installed in accordance within the Oak Tree Management Plan to the satisfaction of EPD. Oak trees proposed for removal will be replaced at a 4:1 ratio. EPD may require a site visit to verify the installation of the oak tree mitigation areas. Oak trees subject to replacements at a 4:1 ratio are mapped on Tentative Tract Map 36517 (October 19, 2016) as follows:

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1                      EPD - OAK TREE MITIGATION (cont.)                      RECOMMND

Lots Requiring Oak Tree Mitigation:

Lot 1: 3 trees proposed for removal  
Lot 2: None  
Lot 3: None  
Lot 4: None  
Lot 5: None  
Lot 6: None  
Lot 7: None  
Lot 8: 1 tree proposed for removal  
Lot 9: 17 trees proposed for removal  
Lot 10: None  
Lot 11: 4 trees proposed for removal  
Lot 12: None  
Lot 13: None  
Lot 14: None

90.EPD. 2                      EPD - PERMANENT FENCING                      RECOMMND

Permanent Fencing

Prior to Building Permit Final Inspection Approval, a permanent fence shall be installed around the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517. RCA and EPD shall be consulted on the type of fence construction. EPD may require a photographs or a site visit to verify the installation of permanent fencing.

PLANNING DEPARTMENT

90.PLANNING. 3                      MAP- QUIMBY FEES (2)                      RECOMMND

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of the Counyt Ordinance No. 460. If no such organization or authority is in effect at map recordatiomn, this condition shall not

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3                    MAP- QUIMBY FEES (2) (cont.)                    RECOMMND  
apply.

90.PLANNING. 4                    MAP - CONCRETE DRIVEWAYS                    RECOMMND  
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5                    MAP - FENCING COMPLIANCE                    RECOMMND  
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 11                    MAP- MITIGATION MONITORING                    RECOMMND  
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and  
Environmental Assessment No. 42595.  
The Planning Director may require inspection or other monitoring to ensure such compliance.

TRANS DEPARTMENT

90.TRANS. 1                    MAP - WRCOG TUMF                    RECOMMND  
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2                    MAP - FACILITY COMPLETION                    RECOMMND  
The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 3                    MAP - WQMP COMPLETION                    RECOMMND  
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification,

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: July 10, 2013

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Public Health  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Surveyor – Bob Robinson  
Riv. Co. Waste Management Dept.  
1<sup>st</sup> District Supervisor  
1<sup>st</sup> District Planning Commissioner  
Murrieta Valley Unified School District

Western Municipal Water District  
Rancho California Water District  
Southern California Edison  
Southern California Gas Co.  
Verizon  
Time Warner Cable  
De Luz Community Services District – Rob  
Holmes

**TENTATIVE TRACT MAP NO. 36517** – EA42595 – Applicant: Beresford Properties, LLC – Engineer: David Jeffers Consulting - First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, southerly of Rancho California Road, – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Tract proposes a Schedule D subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres – APNs: 935-370-005, 935-370-007, 935-370-009

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 1, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **PRULL@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: ☐ PC: ☒ BOS: ☐

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**2ND CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 23, 2014

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Archaeology Section-Heather Thomson

**TENTATIVE TRACT MAP NO. 36517 AMENDED NO.1** – EA42595 – Applicant: Beresford Properties, LLC – Engineer: David Jeffers Consulting - First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, southerly of Rancho California Road, – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** A Schedule D subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres – APNs: 935-370-005, 935-370-007, 935-370-009

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on August 28, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Transportation, Flood, Fire, Building & Safety: Grading, Parks

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at (951-955-0972) or email at [prull@rctlma.org](mailto:prull@rctlma.org) / **MAILSTOP# 1070.**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**3RD CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 15, 2014

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
Riv. Co. Landscaping –Mark Hughes

P.D. Archaeology Section-Heather Thomson

**TENTATIVE TRACT MAP NO. 36517 AMENDED NO.2 – EA42595 – Applicant:** Beresford Properties, LLC – Engineer: David Jeffers Consulting - First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, southerly of Rancho California Road, – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** A Schedule D subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres – APNs: 935-370-005, 935-370-007, 935-370-009

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on January 29, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

**Planning, Environmental Programs Division, Paleontology, Transportation, Building & Safety: Grading**

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at **(951-955-0972)** or email at [prull@rctlma.org](mailto:prull@rctlma.org) / **MAILSTOP# 1070.**

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

September 1, 2015

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Searce, III  
Neal Ibanez  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

Ms. Heather Thomson  
County Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, Ca. 92502-1409

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for TR36517**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 24, 2015 and received in our office August 6, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re: TR36517  
September 1, 2015  
Page 2

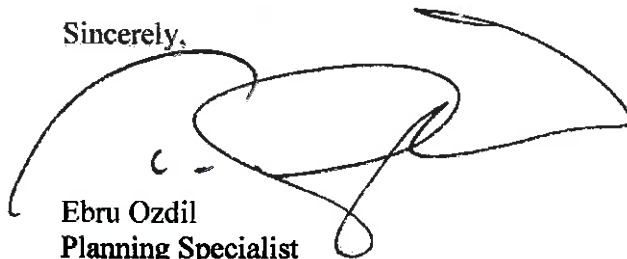
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ebru Ozdil', with a large, sweeping loop at the end.

Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel





July 25, 2013

Paul Rull, Project Planner  
Riverside County Planning Department  
Post Office Box 1409  
Riverside, CA 92502-1409



Board of Directors

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President

Stephen J. Corona  
Sr. Vice President

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William E. Plummer

Roland C. Skumawitz

James "Stew" Stewart

**SUBJECT: WATER AVAILABILITY**  
**EA42595 (VIA VAQUERO ROAD AND DE LUZ ROAD,**  
**TENTATIVE TRACT MAP NO. 36517); PARCEL NOS. 1**  
**AND 2, PORTION OF PARCEL NO. 3, AND A**  
**THROUGH G OF PARCEL MAP NO. 23303; APNS 935-**  
**370-005, 935-370-007, AND 935-370-009**  
**[DAVID JEFFERS CONSULTING, INC.]**

Officers

Matthew G. Stone  
General Manager

Richard S. Williamson, P.E.  
Assistant General Manager

Jeffrey D. Armstrong  
CFO/Treasurer

N. Craig Elitharp, P.E.  
Director of Operations &  
Maintenance

Andrew L. Webster, P.E.  
Chief Engineer

Kelli E. Garcia  
District Secretary

James B. Gilpin  
Best Best & Krieger LLP  
General Counsel

Dear Mr. Rull:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts existing 20-inch and 24-inch diameter water pipelines (1670 Pressure Zone) within De Luz Road (water distribution service to this project would be provided by the 20-inch pipeline).

Water service to the subject project/property does not exist. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. The development will also be conditioned to abandon and/or remove an existing 12-inch main located on APN 935-370-009. Zone of Benefit fees will also be assessed on this project for Zone 1, Contract 1, pursuant to the Customer Guide to Rates and Charges in effect at the time of application for water service. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability, in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property is not available. All proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**

*Phillip Dauben*

Phillip Dauben  
Assistant Engineer

cc: Corey Wallace, Engineering Manager-Design  
Warren Back, Engineering Manager-Planning  
Heath McMahon, Construction Contracts Manager  
Corry Smith, Engineering Services Supervisor  
Dave Jeffers, David Jeffers Consulting, Inc.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 30, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

RE: AB 52 Consultation Conclusion for TR36517

Dear Ms. Hoover,

An AB 52 notification for TR36517 was sent to you on July 15, 2015. The Riverside County Planning Department ("Planning") received your request on behalf of the Pechanga – Temecula Band of Mission Indians for AB 52 consultation on the Project.

On January 28, 2016, the Planning Department provided you with a copy of the cultural report entitled (PDA04838); "Phase I Cultural Resources Assessment for Tentative Tract Map 36517 Riverside County, California prepared by ESA and dated January 01, 2014.

At this time, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. I have attached the final cultural conditions of approval (COA's) for your files.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on TR36517 and considers AB 52 consultation concluded as of this letter's date. Thank you for your assistance in assessing the potential impacts to cultural resources for this project.

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

*"Planning Our Future... Preserving Our Past"*

Sincerely,

A handwritten signature in blue ink, appearing to read "Heather Thomson". The signature is fluid and cursive, with the first name "Heather" and last name "Thomson" clearly distinguishable.

**Heather Thomson**  
**County Archaeologist**

**Cc: Shellie Clack, Deputy County Counsel IV**  
**Brett Dawson, Contract Planner**

**Attachments: COA's**

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Steven Weiss · Planning Director*

**Standard Letter of Change of Applicant**

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

*(To be completed by Case Planner)*

CASE NUMBER(S): TR 36517 & TR 36549, EA 42595 & 42622, CFG 5971 & 6000

☐ Check box if all concurrent cases are to be withdrawn.

**APPLICATION INFORMATION**

Applicant's Name: Beresford Properties, LLC

E-Mail: kennethkaichang@yahoo.com

Applicant's Contact Person: Kenneth Kai Chang, President

*If the applicant is not a person or persons, a contact person and their title is required*

Mailing Address: 330 Wilshire Boulevard

Santa Monica  
City

CA  
State

90401  
ZIP

Daytime Phone No: (818) 642-8850

Fax No: (N/A)

NOTE: **Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.**

DATE SUBMITTED: 11/02/15

(CHECK THE APPROPRIATE BOX)

☐ I \_\_\_\_\_ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☐ I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☒ I David T. Jeffers verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to Kenneth Kai Chang.

☒ I Kenneth Kai Chang verify that I am the new applicant and acknowledge the receipt thereof. My new address is 330 Wilshire Boulevard, Santa Monica, CA 90401, phone number is 818.642.8850, and can be e-mailed at kennethkaichang@yahoo.com.

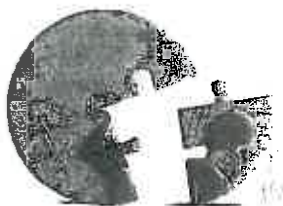
(name of new applicant)

David T. Jeffers  
Signature of Existing Applicant

Kenneth Kai Chang  
Signature of New Applicant

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157  
Form 295-1079 (11/13/08)

Desert Office · 77-588 El Duna Ct, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP          | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: TR 36517

DATE SUBMITTED: 5/9/13

### APPLICATION INFORMATION

Applicant's Name: BERESFORD PROPERTIES, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 WILSHIRE BLVD.

SANTA MONICA

City

Street

CA

State

90401

ZIP

Daytime Phone No: (818) 642-8850

Fax No: ( )

Engineer/Representative's Name: DAVID JEFFERS CONSULTING E-Mail: davej.djc@attglobal.net

Mailing Address: 19 SPECTRUM POINTE DR. SUITE 609

LAKE FOREST

City

Street

CA

State

92630

ZIP

Daytime Phone No: (949) 586-5178

Fax No: (949) 586-5527

Property Owner's Name: BERESFORD PROPERTIES, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 WILSHIRE BLVD.

SANTA MONICA

City

Street

CA

State

90401

ZIP

Daytime Phone No: (818) 642-8850

Fax No: ( )

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

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

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

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

DAVID T. JEFFERS

PRINTED NAME OF APPLICANT

David T. Jeffers

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

KENNETH KAI CHANG

PRINTED NAME OF PROPERTY OWNER(S)

Kenneth Kai Chang

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 935-370-005, -007 and -009

Section: 5 Township: 7 and 8 S. Range: 3W

Approximate Gross Acreage: 70.5



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of CROSS CREEK GOLF COURSE, South of RANCHO CALIFORNIA ROAD, East of \_\_\_\_\_, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2008 SAN BERNARDINO AND RIVERSIDE COUNTIES: G-6/7, H-6/7, I-6/7  
Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

A SUBDIVISION OF LAND OF 70.5 ACRES INTO 14 LOTS WITH A MINIMUM LOT SIZE OF 5 ACRES OF SCHEDULE "D" IMPROVEMENTS.

Related cases filed in conjunction with this request:

EA 42595 ; CFG 05971

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). SP 172 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): 162

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: GEOTECHNICAL, WQMP, HYDROLOGY

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 225,000



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 225,000

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 43,000 ± sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☒ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) David J. Jones Date July 1, 2013

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and DAVID JEFFERS CONSULTING, INC hereafter "Applicant" and BEPESFORD PROPERTIES LLC "Property Owner".

Description of application/permit use:

TRACT SUBDIVISION OF 70.5 ACRES OF LAND INTO 14 LOTS AS A  
SCHEDULE "D" SUBDIVISION

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 935-370-005, -007 AND -009

Property Location or Address:

SOUTH OF INTERSECTION OF RANCHO CALIFORNIA AND DE LUZ ROADS.

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: KENNETH KAI CHANG

Phone No.: 918-642-8850

Firm Name: BERESFORD PROPERTIES, LLC

Email: kennethkaichang@yahoo.com

Address: 330 WILSHIRE BLVD.

SANTA MONICA, CA 90401

**3. APPLICANT INFORMATION:**

Applicant Name: DAVID T. JEFFERS

Phone No.: 949.586.5778

Firm Name: DAVID JEFFERS CONSULTING, INC.

Email: davej.djc@attglobal.net

Address (if different from property owner)

19 SPECTRUM POINTE DR. # 609

LAKE FOREST, CA 92630

**4. SIGNATURES:**

Signature of Applicant: David T. Jeffers Date: JULY 10, 2013

Print Name and Title: DAVID T. JEFFERS, PRESIDENT

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s) #: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 935-370-005, -007 AND -009

Property Location or Address:

SOUTH OF INTERSECTION OF RANCHO CALIFORNIA AND DE LUZ ROADS.

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: KENNETH KAI CHANG

Phone No.: 818-642-8850

Firm Name: BERESFORD PROPERTIES, LLC

Email: kennethkaichang@yahoo.com

Address: 330 WILSHIRE BLVD.

SANTA MONICA, CA 90401

**3. APPLICANT INFORMATION:**

Applicant Name: KENNETH KAI CHANG

Phone No.: 818-642-8850

Firm Name: BERESFORD PROPERTIES, LLC

Email: kennethkaichang@yahoo.com

Address (if different from property owner)

**4. SIGNATURES:**

Signature of Applicant: [Signature]

Date: \_\_\_\_\_

Print Name and Title: KENNETH KAI CHANG

Signature of Property Owner: [Signature]

Date: \_\_\_\_\_

Print Name and Title: KENNETH KAI CHANG

Signature of the County of Riverside, by \_\_\_\_\_

Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s) #: \_\_\_\_\_

Set #: \_\_\_\_\_

Application Date: \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Beresford Properties, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 935-370-005, 935-370-007 and 935-370-009 ("PROPERTY"); and,

**WHEREAS**, on May 9, 2013, PROPERTY OWNER filed an application for Tract No. 36517 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.


**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL  
BY:  3/17/16  
MELISSA R. CUSHMAN DATE

Dated: 3-2-16

**PROPERTY OWNER:**  
Beresford Properties, LLC, a California Limited Liability Company

By:   
Kenneth Kai Chang  
Manager

Dated: 2-25-2016



# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 2-25-16 before me, Carina Perry, Notary Public  
(Here insert name and title of the officer)

personally appeared Kenneth Kai Chang,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is are subscribed to the within instrument and acknowledged to me that  
he she/they executed the same in his her/their authorized capacity(ies), and that by  
his her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carina Perry  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Nonnification Agreement  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 2/25/16

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**TENTATIVE TRACT MAP NO. 36517** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Beresford Properties, LLC – Representative: Eric Ruby ESA – First Supervisorial District – Location: Northerly of Via Vaquero Road, easterly of De Luz Road, southerly of Rancho California Road, and westerly of De Luz Road – Zoning: Residential Agricultural 5-Acre Minimum – **REQUEST:** The Tentative Tract Map proposes a Schedule “D” Subdivision to create 14 single family residential lots with a minimum lot size of five (5) acres on 70.5 gross acres.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 21, 2017**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

Johnson & Sedlack  
26785 Camino Seco,  
Temecula CA 92590

Jim Brady  
PO Box 2442  
Temecula CA 92593  
[Jbrady92590@verizon.net](mailto:Jbrady92590@verizon.net)  
951-587-4325

Pechanga Cultural Resources Department  
PO Box 2183  
Temecula CA 92593



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ASMT: 904040093, APN: 904040093  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 935130006, APN: 935130006  
CHRISTINE MARKELZ, ETAL  
25455 CAMINO DE PETERSON  
TEMECULA, CA. 92590

ASMT: 935120004, APN: 935120004  
JOHN HERRERA  
24445 LONELY LN  
TEMECULA, CA. 92590

ASMT: 935130007, APN: 935130007  
ALICE FRANSIS, ETAL  
18171 S 3RD ST  
FOUNTAIN VALLEY CA 92708

ASMT: 935120005, APN: 935120005  
KATHERINE L REV FAMILY TR, ETAL  
C/O PAUL R HUERTA  
28415 MARY PL  
MURRIETA CA 92563

ASMT: 935140005, APN: 935140005  
OCEAN TRANG, ETAL  
42779 VIA BOLERO RD  
TEMECULA, CA. 92590

ASMT: 935130002, APN: 935130002  
RANCHO CALIF WATER DIST  
C/O GENERAL MANAGER  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 935140006, APN: 935140006  
MARY SKORPANICH  
292 N CAMBRIDGE  
ORANGE CA 92666

ASMT: 935130003, APN: 935130003  
RANCHO CALIFORNIA WATER DIST  
P O BOX 9017 TEMECULA  
CA 92589

ASMT: 935140007, APN: 935140007  
AUDREY BARRY, ETAL  
43280 VIA BOLERO RD  
TEMECULA, CA. 92590

ASMT: 935130004, APN: 935130004  
MARTHA DANIEL, ETAL  
25300 CAMINO DE PETERSON  
TEMECULA, CA. 92590

ASMT: 935140008, APN: 935140008  
OCTAVIAN SCUTELNICU, ETAL  
C/O OCTAVIAN SCUTELNICU  
9720 CRYSTAL RIDGE DR  
ESCONDIDO CA 92026

ASMT: 935130005, APN: 935130005  
RHONDA CORNELL, ETAL  
25470 CAMINO DE PETERSON  
TEMECULA CA 92590

ASMT: 935140009, APN: 935140009  
STEVEN GIORGI, ETAL  
7275 ALAMEDA AVE  
GOLETA CA 93117



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ASMT: 935140010, APN: 935140010  
LOUANN YONG  
26811 HOBIE CIR STE 13  
MURRIETA CA 92562

ASMT: 935220015, APN: 935220015  
THOMAS BORBA  
9060 EDISON AVE  
ONTARIO CA 91762

ASMT: 935200009, APN: 935200009  
JULIE FRANCIS, ETAL  
P O BOX 1419  
TEMECULA CA 92593

ASMT: 935220017, APN: 935220017  
FLAGGRICULTURE INC  
P O BOX 1677  
TEMECULA CA 92593

ASMT: 935200011, APN: 935200011  
LAURA DIAMOND, ETAL  
24980 TERRENO DR  
TEMECULA, CA. 92590

ASMT: 935220018, APN: 935220018  
ANGELA RENATE TRUST, ETAL  
43345 VIA VAQUERO  
TEMECULA, CA. 92592

ASMT: 935200012, APN: 935200012  
SHEILA SIMMONS, ETAL  
25040 TERRENO DR  
TEMECULA, CA. 92590

ASMT: 935220019, APN: 935220019  
RENEE LINDGREN, ETAL  
O VIA VAQUERO  
TEMECULA CA 92590

ASMT: 935200014, APN: 935200014  
ADRIANA GUZMAN, ETAL  
10350 KIMBARK AVE  
WHITTIER CA 90601

ASMT: 935220021, APN: 935220021  
BOSTON MORSE, ETAL  
43255 DE LUZ RD  
TEMECULA, CA. 92590

ASMT: 935200015, APN: 935200015  
SPYRIDOULA PREVENTZA  
16991 STRAWBERRY DR  
ENCINO CA 91436

ASMT: 935220022, APN: 935220022  
STEVEN BORBA  
6819 SUGAR PINE CT  
CHINO CA 91710

ASMT: 935200016, APN: 935200016  
ASSIGNMENT SERVICES INC  
P O BOX 843  
LAKEWOOD CA 90714

ASMT: 935220024, APN: 935220024  
RICHARD SMITH  
P O BOX 524  
TEMECULA CA 92593



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GIGI RENICK  
PO BOX 11444  
SAN BERNARDINO CA 92423

ASMT: 935240003, APN: 935240003  
NICOLE CHAIM, ETAL  
430 1/2 LA CIENEGA  
W HOLLYWOOD CA 90048

ASMT: 935230006, APN: 935230006  
MARCY RUCKER, ETAL  
PO BOX 1355  
TEMECULA CA 92593

ASMT: 935240008, APN: 935240008  
HRAIR TASHJIAN  
30807 HILLCREST DR  
TEMECULA CA 92591

ASMT: 935230008, APN: 935230008  
LINDA BOUDROT, ETAL  
43103 RIKI LN  
TEMECULA, CA. 92590

ASMT: 935370026, APN: 935370026  
BERESFORD PROP  
14111 MULHOLLAND DR  
BEVERLY HILLS CA 90210

ASMT: 935230012, APN: 935230012  
IRA SERVICES TRUST CO  
C/O JAMES A CHITLA  
P O BOX 7080  
SAN CARLOS CA 94070

ASMT: 935370034, APN: 935370034  
ANB ENTERPRISE  
19626 DEARBORNE CIR  
HUNTINGTON BEACH CA 92648

ASMT: 935230017, APN: 935230017  
BLUFF SCARLETT  
P O BOX 1493  
TEMECULA CA 92593

ASMT: 935240001, APN: 935240001  
HORACE STOVALL  
948 11TH ST  
HUNTINGTON BEACH CA 92648

ASMT: 935240002, APN: 935240002  
NICOLE CHAIM, ETAL  
C/O AEA MGMT  
8306 WILSHIRE BLV 7052  
BEVERLY HILLS CA 90211

**Applicant:**

Kenneth Kai Chang  
330 Wilshire Blvd  
Santa Monica, CA 90401

Murrieta Valley Unified School District  
41870 McAlby Court  
Murrieta, CA 92562

**Applicant:**

Kenneth Kai Chang  
330 Wilshire Blvd  
Santa Monica, CA 90401

Rancho California Water District  
42135 Winchester Rd  
Temecula, CA 92590

**Engineer:**

Eric J Ruby  
ESA  
550 West C Street, Suite 750  
San Diego CA 92101

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

**Engineer:**

Eric J Ruby  
ESA  
550 West C Street, Suite 750  
San Diego CA 92101

Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

**Owner:**

Beresford Properties, LLC  
330 Wilshire Blvd  
Santa Monica, CA 90401

**Owner:**

Beresford Properties, LLC  
330 Wilshire Blvd  
Santa Monica, CA 90401



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

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

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

☐ 77588 El Duna Court, Suite H  
Palm Desert, California 92211

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

Environmental Assessment No.42595, Tentative Tract Map No.36517

Project Title/Case Numbers

Brett Dawson, Project manager

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Beresford Properties, LLC

Project Applicant

330 Wilshire Blvd, Santa Monica, CA 90401

Address

Northerly of Via Vaquero Road, easterly of De Luz Road, southerly of Rancho California Road, westerly of De Luz Road

Project Location

The Tentative Tract Map proposes a Schedule D subdivision to create 14 single family residential lots with a minimum lot size of 5 acres on 70.5 gross acres.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,181.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Brett Dawson  
Signature

Associate Planner  
Title

5/23/17  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\TR36517\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42595 ZCFG5971 \$50.00

FOR COUNTY CLERK'S USE ONLY

--



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1310290

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: CHANG KAI KENNETH \$2,181.25  
paid by: VI 08292G  
paid towards: CFG05971 CALIF FISH & GAME: DOC FEE  
CALIF FISH & GAME DOC FEE FOR EA49595 (TR36517)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Oct 25, 2013 09:58  
MGARDNER posting date Oct 25, 2013

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

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appl type: CFG3

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$28.75

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