

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



**ITEM
18.2
(ID # 5910)**

MEETING DATE:

Tuesday, January 23, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7857, ORDINANCE NO. 348.4874, TENTATIVE TRACT MAP NO. 36813 and EXCEPTION TO SECTION 3.8.c. of ORDINANCE NO. 460 – Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42694. Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – REQUEST: The Change of Zone proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), the Tentative Tract Map is a Schedule B subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12 and 15 to exceed four times the width. [Applicant fees 100%] (18.2 of 12/12/2017)

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

ACTION:

Charissa Leach, Assistant TLMA Director 11/27/2017

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 is approved as recommended and that Ordinance 348.4874 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: January 23, 2018
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT A MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42694**, 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,
2. **APPROVE** an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, based upon the findings incorporated in the staff report; and,
3. **APPROVE CHANGE OF ZONE NO. 7857** to change the project site's Zoning Classification from Residential Agriculture, 1-acre minimum (R-A-1), Residential Agriculture, 5-acre minimum and One Family Dwelling, 1-acre minimum (R-1-1) to One Family Dwelling (R-1) in accordance with Exhibit No. 3, based upon the findings incorporated in the staff report; and,
4. **ADOPT ORDINANCE NO. 348.4874** amending the zoning in the Lake Mathews District shown on Map No. 36.061 Change of Zone No. 7857 attached hereto and incorporated herein by reference; and,
5. **APPROVE TENTATIVE TRACT MAP NO. 36813**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7857 to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1).

Tentative Tract Map No. 36813 a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin.

Exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

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

The project site is located northerly of Van Buren Boulevard, easterly of Pick Place, and westerly of Whispering Spur Street and is located within the Lake Matthews/Woodcrest Area Plan in unincorporated Riverside County.

The Planning Commission heard the project on November 1, 2017. After taking public testimony, the Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: adopt the Mitigated Negative Declaration for Environmental Assessment No. 42694, approve an exception to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, to tentatively approve Change of Zone No. 7857 and to approve Tentative Tract Map No. 36813. The project was recommended for approval with a 4-0 vote. Commissioner Berger was absent.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission Hearing.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

ATTACHMENTS:

- A. Ordinance No. 348.4874**
- B. Planning Commission Staff Report**
- C. Planning Commission Minutes**
- D. Additional and Revised Conditions of Approval**


Melissa Noone, Associate Management Analyst 12/5/2017

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ORDINANCE NO. 348.4874

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lake Matthews District Zoning Plan Map No. 36, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lake Matthews District, Map No. 36.061 Change of Zone Case No. 7857," which map is made a part of this ordinance.

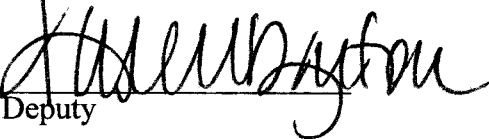
Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: 
Chairman, Board of Supervisors

ATTEST:


Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM

November 22, 2017

By: 
MICHELLE CLACK
Supervising Deputy County Counsel

MPC:sk

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 23, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

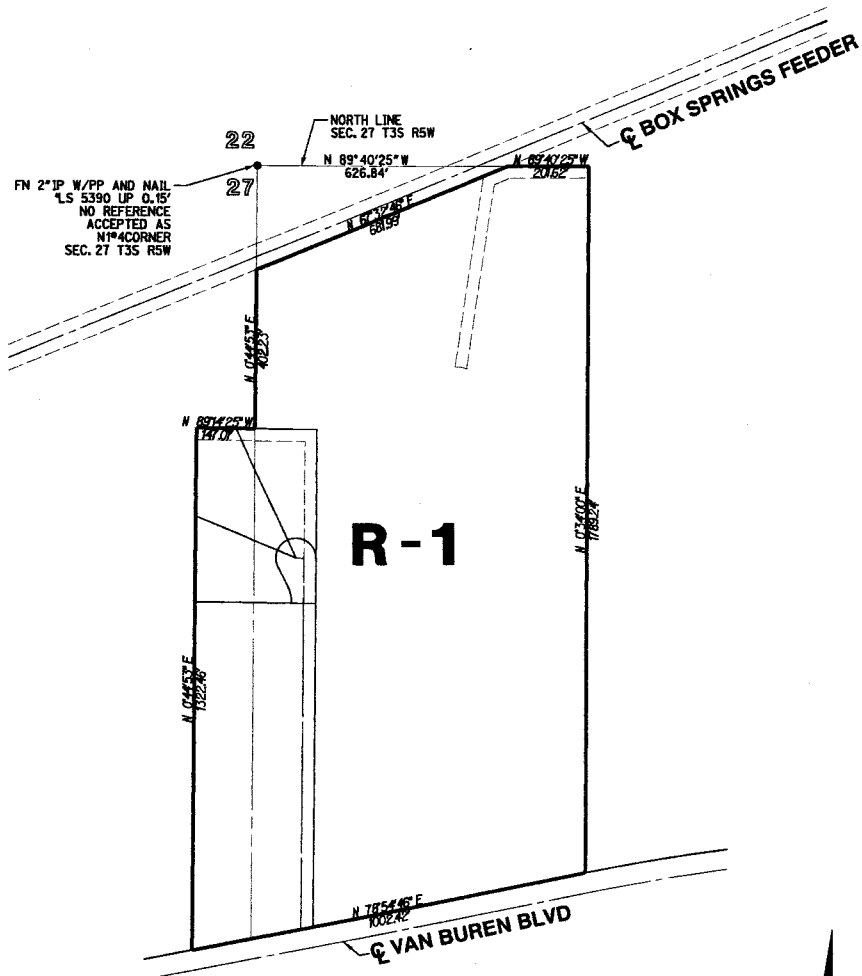
DATE: January 23, 2018

KECIA HARPER-IHEM
Clerk of the Board

BY: *Kecia Harper-Ihem*
Deputy

SEAL

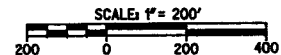
SEC. 27, T. 3S., R. 5W S. B. B. & M.



LEGEND

R-1

ONE-FAMILY DWELLINGS



MAP NO. 36.061
 CHANGE OF OFFICIAL ZONING PLAN
 LAKE MATTHEWS
 DISTRICT

CHANGE OF ZONE CASE NO. 07857
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4874

DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 1, 2017**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813 – Intent to Adopt a Mitigated Negative Declaration – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Boulevard, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5).

II. PROJECT DESCRIPTION:

The **Change of Zone** proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), the **Tentative Tract Map** is a Schedule "B" Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12 and 15 to exceed four (4) times the width.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:
Nolan Leggio, Applicant, 10621 Civic Center Drive, Rancho Cucamonga, 91730

Spoke in opposition:
Debbie Walsh, Interested Party, Mead Valley
Sonya Alemdar, Interested Party, Woodcrest, 951-892-8897
Patricia Purcell, Neighbor, 16300 Pick Place, Riverside, 92504, 951-429-7043

No one spoke in a neutral opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Taylor-Berger Absent)

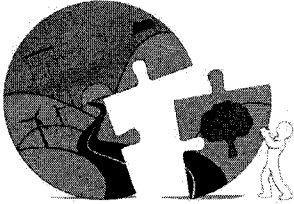
The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42694; and

APPROVE an Exception to Section 3.8.c. of Ordinance No. 460; and

TENTATIVELY Approve Change of Zone No. 7857; and

APPROVE Tentative Tract Map No. 36813, subject to conditions of approval.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: December 12, 2017

To: Board of Supervisors

From: Deborah Bradford

RE: Added Condition of Approval 60. PLANNING 028 and Revised Condition of Approvals 80 TRANS 1 and 90 PLANNING 1:

60.PLANNING 028
PRIOR TO GRADING PRMT
ISSUANCE

MAP - SECTION 1601/1603 PERMIT

Status:
RECOMMND

Conditions:
Informational

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

80.TRANS 001
PRIOR TO BLDG PRMT
ISSUANCE

**MAP - ANNEX L&LMD/OTHER
DIST**

Status:
RECOMMND

Conditions:
Informational

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) Landscaping along Van Buren Boulevard.
- (2) Streetlights.

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

(3) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.

(4) Street sweeping.

90.PLANNING 001
PRIOR TO BLDG FINAL
INSPECTION

MAP- FENCING REQUIREMENTS

Status:
RECOMMND

Conditions:
Informational

Proposed perimeter and interior fencing and walls shall be installed pursuant to the approved landscape plans. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to County Staff.

Thank you,

Deborah Bradford

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



18-2

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Change of Zone No. 7857, Ordinance No. 348.4874, Tentative Tract Map No. 36813 and Exception to Section 3.8.C. of Ordinance No. 460 – Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42694. Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – REQUEST: The Change of Zone proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), the Tentative Tract Map is a Schedule B subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12 and 15 to exceed four times the width.

Russell Brady, Planning Staff, presented the matter.

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, January 23, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Washington

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 12, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 12, 2017

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By *Kecia Harper-Ihem* Deputy

AGENDA NO.
18-2

xc: Planning, CØB

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



ITEM
18.2
(ID # 5910)

MEETING DATE:

Tuesday, December 12, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7857, ORDINANCE NO. 348.4874, TENTATIVE TRACT MAP NO. 36813 and EXCEPTION TO SECTION 3.8.c. of ORDINANCE NO. 460 – Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42694. Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – REQUEST: The Change of Zone proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), the Tentative Tract Map is a Schedule B subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12 and 15 to exceed four times the width. [Applicant fees 100%]

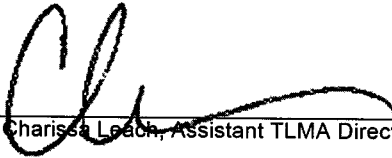
RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** A **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42694**, 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,
2. **APPROVE** an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, based upon the findings incorporated in the staff report; and,
3. **APPROVE CHANGE OF ZONE NO. 7857** to change the project site's Zoning Classification from Residential Agriculture, 1-acre minimum (R-A-1), Residential Agriculture, 5-acre minimum and One Family Dwelling, 1-acre minimum (R-1-1) to One Family Dwelling (R-1) in accordance with Exhibit No. 3, based upon the findings incorporated in the staff report; and,

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

4. **ADOPT ORDINANCE NO. 348.4874** amending the zoning in the Lake Mathews District shown on Map No. 36.061 Change of Zone No. 7857 attached hereto and incorporated herein by reference; and,
5. **APPROVE TENTATIVE TRACT MAP NO. 36813**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION:



Charissa Leach, Assistant TLMA Director 11/27/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7857 to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1).

Tentative Tract Map No. 36813 a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin.

Exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

The project site is located northerly of Van Buren Boulevard, easterly of Pick Place, and westerly of Whispering Spur Street and is located within the Lake Matthews/Woodcrest Area Plan in unincorporated Riverside County.

The Planning Commission heard the project on November 1, 2017. After taking public testimony, the Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: adopt the Mitigated Negative Declaration for Environmental Assessment No. 42694, approve an exception to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, to tentatively approve Change of Zone No. 7857 and to approve Tentative Tract Map No. 36813. The project was recommended for approval with a 4-0 vote. Commissioner Berger was absent.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission Hearing.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

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

ATTACHMENTS:

- A. Ordinance No. 348.4874**
- B. Planning Commission Staff Report**
- C. Planning Commission Minutes**
- D. Additional and Revised Conditions of Approval**


Melissa Noone, Associate Management Analyst 12/5/2017



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 26, 2018

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4874

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, January 31, 2018.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

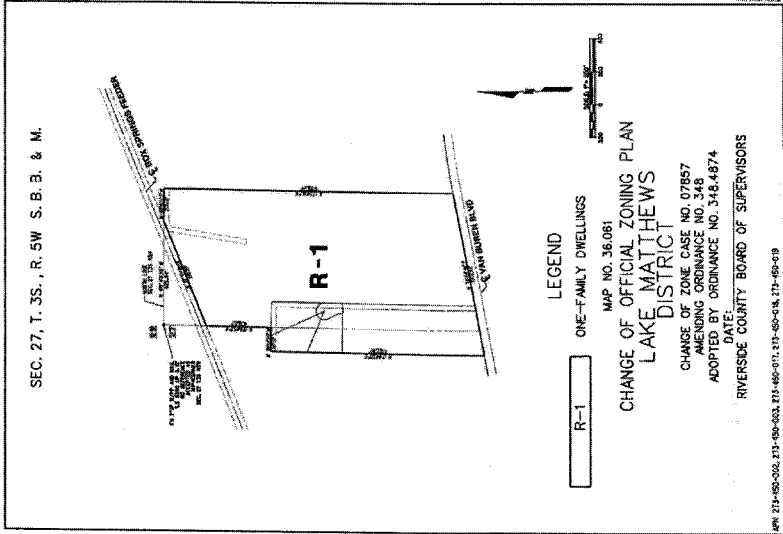
Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

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

ORDINANCE NO. 348-4874
AN ORDINANCE OF THE COUNTY OF RIVERSIDE,
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and Lake Matthews District Zoning Plan Map No. 36, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lake Matthews District, Map No. 36.061 Change of Zone Case No. 7857," which map is made a part of this ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption.



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on January 23, 2018, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1/31

Product
PE Riverside:Full Run

Requested Placement
Legals CLS

Requested Position
County Legal - 1076-

Run Dates
01/31/18

Inserts
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BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(INSERT ORDINANCE NO. 348.4874 and MAP)

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 23, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4874

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and Lake Matthews District Zoning Plan
6 Map No. 36, as amended, are further amended by placing in effect in the zone or zones as shown on the
7 map entitled "Change of Official Zoning Plan, Lake Matthews District, Map No. 36.061 Change of Zone
8 Case No. 7857," which map is made a part of this ordinance.

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

11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

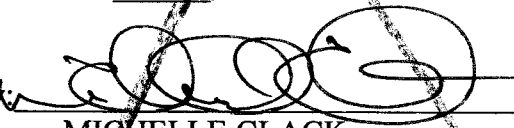
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14 By: _____
Chairman, Board of Supervisors

15
16 ATTEST:
Clerk of the Board

17
18 By: _____
19 Deputy

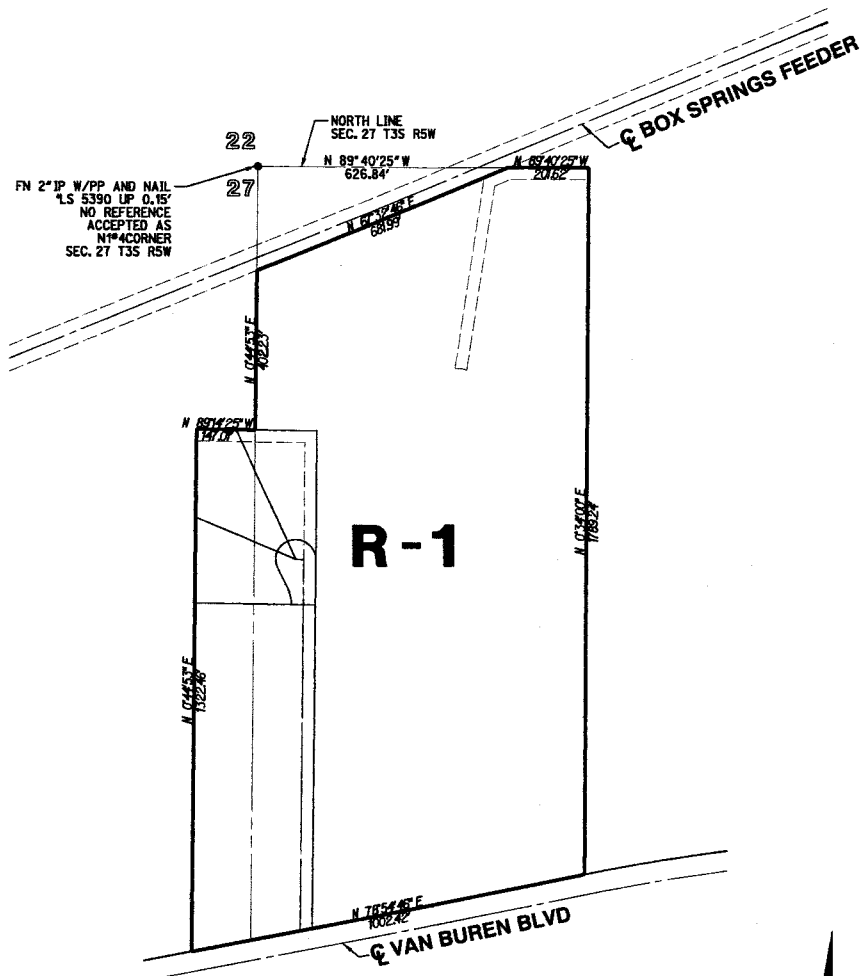
20 (SEAL)

21
22 APPROVED AS TO FORM
November 22, 2017

23
24 By: 
25 MICHELLE CLACK
Supervising Deputy County Counsel

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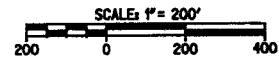
SEC. 27, T. 3S., R. 5W S. B. B. & M.



LEGEND

R-1

ONE-FAMILY DWELLINGS



MAP NO. 36.061
CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS
DISTRICT

CHANGE OF ZONE CASE NO. 07857
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4874

DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

Agenda Item No.:
 Area Plan: Lake Mathews / Woodcrest
 Zoning District: Lake Mathews
 Supervisorial District: First
 Project Planner: Deborah Bradford
 Planning Commission: November 1, 2017

CHANGE OF ZONE NO. 7857
 TENTATIVE TRACT MAP NO. 36813
 EXCEPTION TO ORDINANCE NO. 460
 Environmental Assessment No. 42694
 Applicant: Peter Pitassi
 Engineer/Representative: Rick Engineering
 Company



Charissa Leach
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: The proposed project consists of: **Change of Zone No. 7857** to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) **to** One-Family Dwelling (R-1) and **Tentative Tract Map No. 36813** a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin. An **Exception** to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

PROJECT LOCATION: The project site is located northerly of Van Buren Boulevard, easterly of Pick Place, and westerly of Whispering Spur Street and is located within the Lake Mathews/ Woodcrest Area Plan. APN's 273-450-002, 003, 017, 018, and 019.

BACKGROUND:

Sphere of Influence

This project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The original submittal by the applicant included a General Plan Amendment to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) 1-acre lot minimum to Rural Community: Low Density Residential (RC: LDR) ½ acre minimum.

The City of Riverside recommended in a letter Dated February 2, 2015 that the applicant revise their Map to reflect densities consistent with current County and/or City General Plan densities. The applicant met with City Staff on February 17, 2015 to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. The County could not support the General Plan Amendment and the applicant formally withdrew the General Plan Amendment application on April 7, 2015.

The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. As proposed, the project has an overall density of one dwelling unit per acre and is consistent with the County's General Plan. The development will be clustered to provide for MSHCP open space and conservation of cultural resources consistent with the HR land use designation of preserving ecologically sensitive areas. Staff determined that the subdivision is compatible with the

development pattern in the area and complies with the County of Riverside's General Plan and Zoning Ordinance.

Airport Influence Area ("AIA")

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area.(COA 10. PLANNING 23.)

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum). |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north. |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south. |
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Vacant land and the City of Riverside to the north and single-family residential to the east, west and south. |
| 7. Project Data: | Total Acreage: 38.3 |
| 8. Environmental Concerns: | See Attached Environmental Assessment. |

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42694**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, based on the findings incorporated in the initial study and this staff report and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7857 to change the project site's Zoning Classification from Residential Agriculture, 1-acre minimum (R-A-1), Residential Agriculture, 5-acre minimum and One Family Dwelling, 1-acre minimum (R-1-1) **to** One Family Dwelling (R-1) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36813, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential, 1-acre minimum (RC: VLDR) as reflected in Lake Mathews/Woodcrest Area Plan.
2. The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all of the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan.
3. The project site is surrounded by Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north.
4. The Zoning Classification for the subject site is Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1).
5. The proposed Zoning Classification for the subject site is One-Family Dwellings (R-1 Zone).
6. The proposed subdivision, is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-1 Zoning Classification within Ordinance No. 348. The lots' configurations are primarily rectangular and exceed the minimum average width

of 60 feet; however parcels 10, 11 and 23 are more triangular in shape in that they are fronting on a cul-de-sac and a knuckle, which allows their frontage to be 35 feet, with which the lots are consistent. All lots exceed the depth of 100 feet and the minimum lot area of 7,200 square feet. The proposed project will conform to the development standards of One-Family Dwelling (R-1) Zoning Classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

7. The project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south.
8. The project site is surrounded by single-family residential development and is compatible with the development pattern of the surrounding neighborhoods.
9. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
10. The project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area ("LRA") for fire protection services. Being in a LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:
 - a. The proposed Tentative Tract Map No. 36813 is for the subdivision of 38.3 gross acre site into 38 single-family residential lots. Proposed development of this project site is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, blue dot pavement marker, fire hydrants, and interior sprinkler system. Fire protection services can easily access the site, via Van Buren Boulevard.
 - b. Fire protection and suppression services are available for the site through the County of Riverside Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Van Buren Boulevard.
11. Based on review by staff and added Conditions of Approval the proposed Tentative Tract Map No. 36813 is consistent with the minimum improvements as outlined in Section 10.6 (Schedule "B" Subdivision) or Ordinance No. 460 as stated below:

- Streets - Condition of Approval 10. TRANS. 1, states that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's and that their omission or unacceptability may require the map to be resubmitted for further consideration. Condition of Approval 50.TRANS.14. and 50.TRANS. 15 pertains to the required road dedication for private streets A – D, which will be designed in compliance with the County's specifications for local streets and the maintenance of Van Buren Boulevard including paving, installation of curb and gutter and a meandering sidewalk along the 21 foot parkway. With these conditions the requirements of Ordinance No. 460 10.6 as it pertains to streets and street improvement have been met.
- Domestic Water – Condition of Approval 10. E. HEALTH 7. states that TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WQMD as well as all other applicable agencies. Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health. In addition, because the WMWD is regulated by the State, compliance with the requirements of California Administrative Code Title 22, Chapter 16 is required; therefore with this condition the requirements of Ordinance No. 460 Section 10.6 B. as it pertains to domestic water has been met.
- Fire Protection – Condition of Approval 10. FIRE 1. states 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. Condition of Approval 80. FIRE1. States that the 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. Conditions of Approval 50. FIRE 2 and 4, pertains to placing notes on the Environmental Constraints Sheet (ECS) with regards to the project site being located within a High/Very High Fire Hazard Area, secondary access and water system. Condition of approval 50. FIRE 5. requires that the developer furnish one copy of the water system plans to the Fire Department for review prior to recordation of the Map. These plans will conform to the hydrant type, location, spacing and minimum fire flow as stated in 10.6 which are the minimum requirements for protection facilities in residential zones. With these conditions of approval the requirements of Ordinance No. 460 Section 10.6 C. has been met.
- Sewage Disposal – Condition of Approval 10. E. HEALTH 5. will accept the review of the proposed use of an on-site wastewater treatment system based upon the preliminary onsite wastewater feasibility report. However, upon building submittal a detailed soils percolation report specific to each individual lot shall be prepared along with detailed contoured plot plans. Condition of Approval 80. E. HEALTH 2. requires detailed plans to be submitted showing the proposed subsurface sewage disposal system including the 100% expansion area. With these conditions of approval the proposed project meets the requirement of Ordinance No. 460 Section 10.6. D.
- Fences – Lot A, of TR36813 is for a bio-retention basin located along the southwestern corner of the project site. The proposed bio-retention basin will be enclosed with a six-foot-high tube steel fence located along the Van Buren parkway and up along private street A and along the northern boundary of the bio-retention basin to the six-foot-high concrete block wall installed along the western boundary of the site. The proposed meets the requirement of Ordinance No. 460 Section 10.6. E.

- Electrical and Communication Facilities – No electrical or communication facilities are proposed. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. F.
12. The proposed project meets all the requirement of Ordinance No. 460 Section 7.1 as stated below:
- a) The proposed land division of a 38.3-acre site into 38 single-family residential lots and design and improvements of the proposed map are consistent with the General Plan in that the Land Use Designation of Rural Community: Very Low Density Residential encourages a density of 1 -2 dwelling units per acre, as proposed the subdivision will have an overall density of 1 dwelling unit per acre. There is no applicable Specific Plan.
 - b) The design of the proposed subdivision is in compliance with the development standards for lots located in the R-1 zoning classification in terms of shape and size. The lots proposed will be consistent with the development pattern in the project vicinity and the right-of-way improvements are consistent with the County of Riverside's road standards. The proposed project complies with this requirement.
 - c) The site of the proposed land division is physically suitable for the proposed type of development and the density of the development. The subdivision will be dividing a 38.3-acre site into 38 single-family residential lots. The smaller 0.5-acre plus lots will be clustered around the southern portion of the site and within the interior and the larger lots will be located along the north, east and western portions of the site. The lot sizes allow for plenty of area for the required setbacks and is suitable for development given the varied topography of the site. The overall density will result in one dwelling unit per acre and is compatible with the existing and planned surrounding land uses which consists of Very Low Residential Development land use designations which encourages detached single family residences on large parcels of 1 to 2 acres. The proposed subdivision will not result in an increase in density than what is allowed per the General Plan.
 - d) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. A Mitigated Negative Declaration has been prepared which has determined that the design of the proposed map and proposed improvements will result in no environmental damage, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or types of improvements proposed.
 - e) The land division is located within a High Fire Hazard Area; however, emergency vehicles can easily access the project site from Van Buren Boulevard. Fire Department conditions of approval, such as entry gates, fire hydrants, interior sprinklers, blue dot reflectors will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
 - f) Two public utility easements and a Western Municipal Water District right-of-way easement currently exist on the project site but will be vacated. The design of the

tentative tract map and improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.

13. The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
14. In accordance with AB52, requests for notification were sent to four tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the project during grading activities. Pechanga told Planning that the project is within a cultural landscape and the landscape is a Tribal Cultural Resource.
15. This project is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. For these reasons, the project conforms to the MOU.
16. Ordinance No. 460 Section 3.8 C. states that when lots greater than 18,000 square feet are proposed the depth shall not exceed 4 times the width. There are special considerations in regards to exceptions to this requirement due to the topography and location and surroundings of the proposed subdivision. The applicant is accordingly requesting a waiver from this provision for Lots 9, 10, 11, 12 and 15 in that they do not meet the width-to -depth ratio due to the existing topographic conditions and street configurations. The lots are located at cul-de-sacs and knuckles where lot frontage is reduced and the depth is necessary to comply with maximum street lengths to meet requirements of the Riverside County Fire Department. Strict application of the lot depth requirements would deprive the owner of privileges enjoyed by other property owners in the vicinity within the One-Family Dwellings (R-1) Zoning Classification.
17. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In

addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. .(COA 10. PLANNING 23.)

18. Environmental Assessment No. 42694 identified the following potentially significant impacts:

- a. Biological Resources
- b. Hydrology / Water Quality
- c. Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Zoning Classification of One-Family Dwellings (R-1 Zone) of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The proposed project will not have a significant effect on the environment in that Environmental Assessment No. 42694, concluded that based on the finding incorporated in the initial study that the project will not have a significant effect on the environment
5. The project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:

CHANGE OF ZONE NO. 7857 and TENTATIVE TRACT MAP NO. 36813

Planning Commission Staff Report: November 1, 2017

Page 9 of 9

- a. A 100-year flood plain; or
 - b. A County Service Area; or
 - c. A Fault Zone; or
 - d. An area subject to Liquefaction; or
 - e. An area subject to Subsidence; or
 - f. An Agricultural Preserve.
3. The project site is located within:
- a. The City of Riverside's sphere of influence; and
 - b. An Airport Influence Area; and
 - c. A Very High Fire Hazard Area; and
 - d. The Stephens Kangaroo Rat Fee Area; and
 - e. The Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Nos. 273-450-002, 273-450-003, 273-450-017, 273-450-018, and 273-450-019.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813
VICINITY/POLICY AREAS

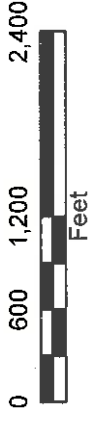
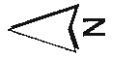
Supervisor: Jeffries
 District 1

Date Drawn: 06/12/2017
 Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



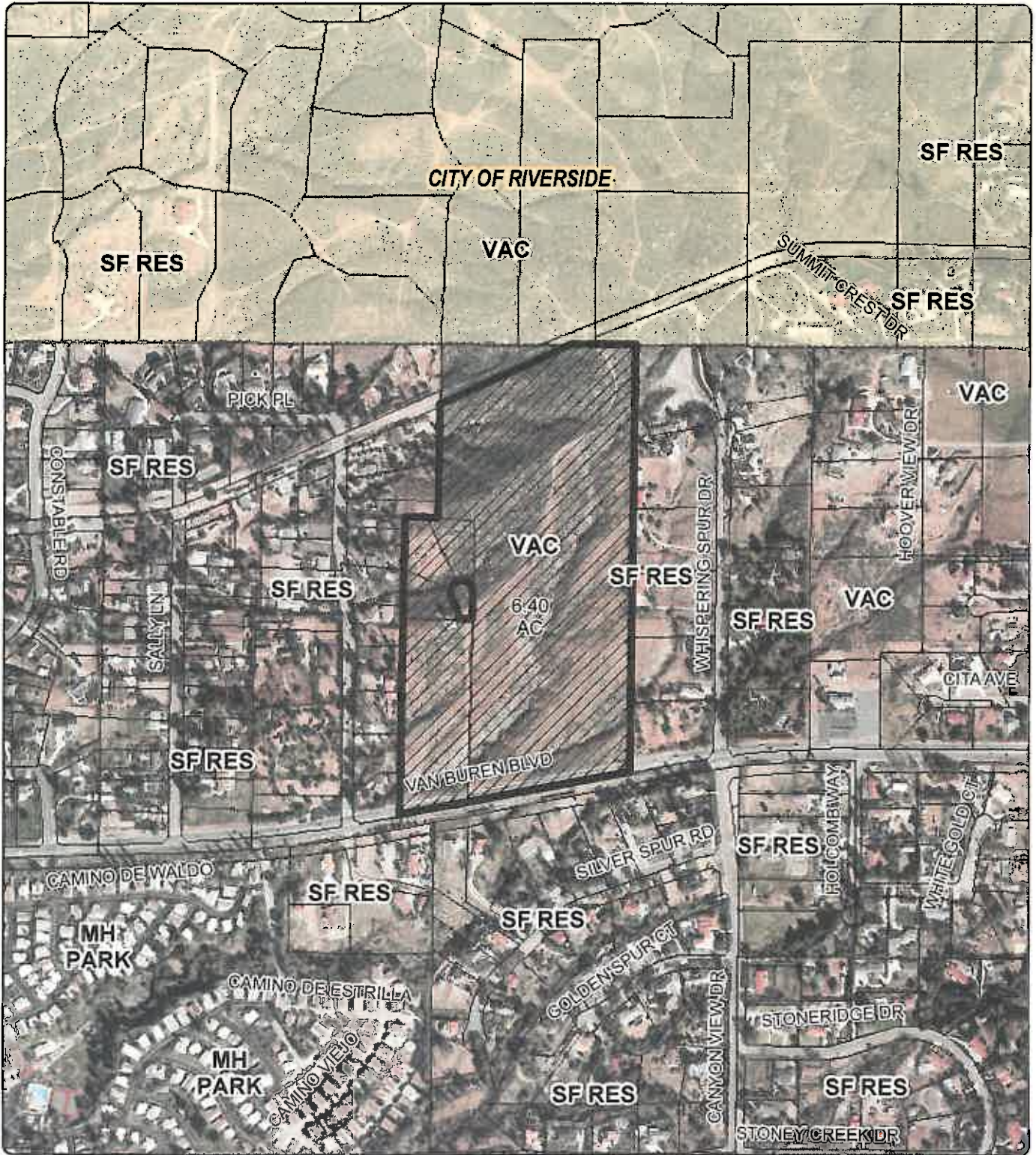
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a vicinity map for informational purposes only and is not intended to be used for any other purpose. The County of Riverside Planning Department offices in Riverside at (951)935-3000 (Western County) or in San Dimas at (951)965-4277 (Eastern County) or Website.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813

Supervisor: Jeffries
 District 1

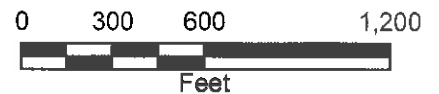
Date Drawn: 06/13/2017
 Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

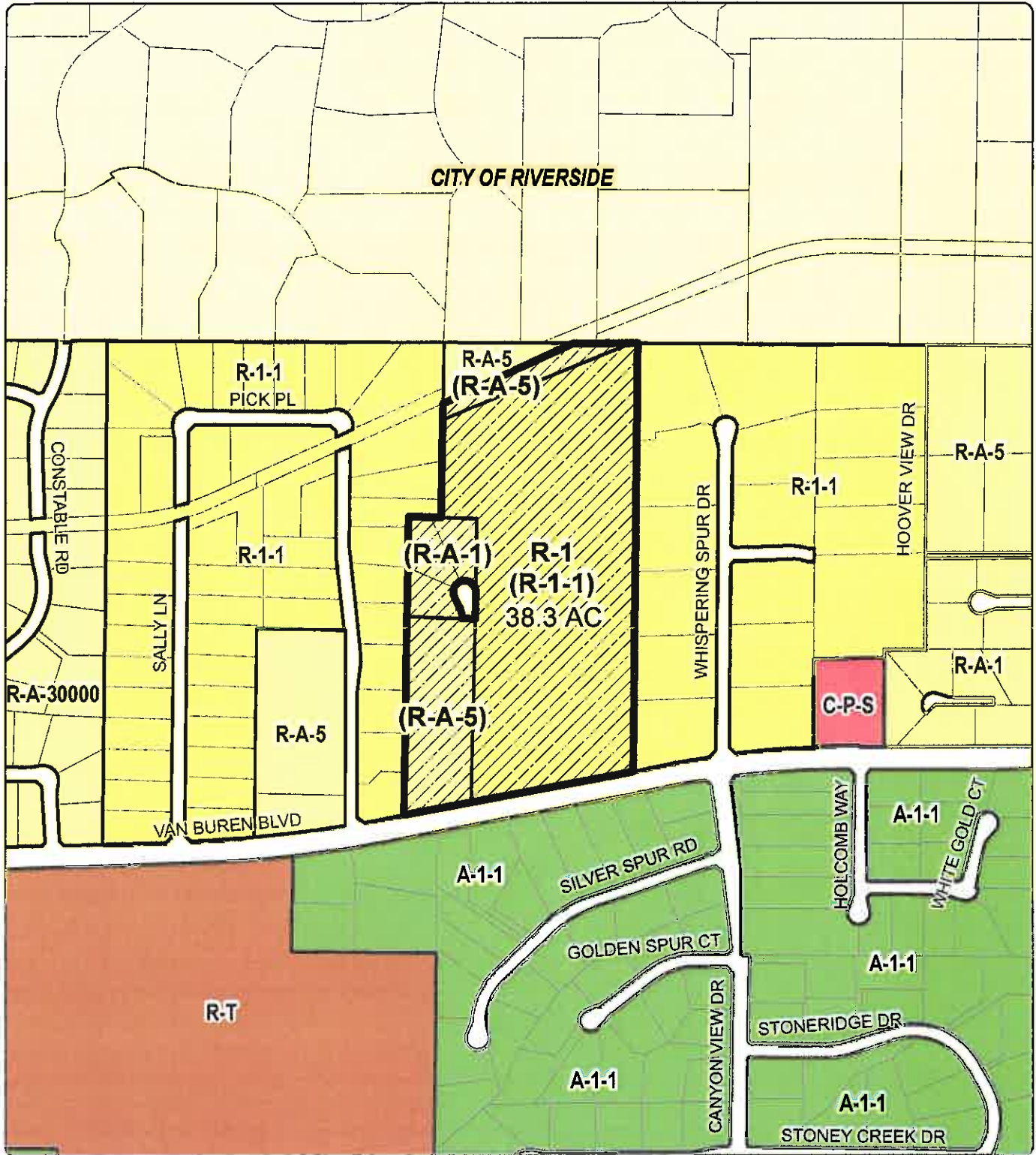
PROPOSED ZONING

Supervisor: Jeffries

District 1

Date Drawn: 06/13/2017

Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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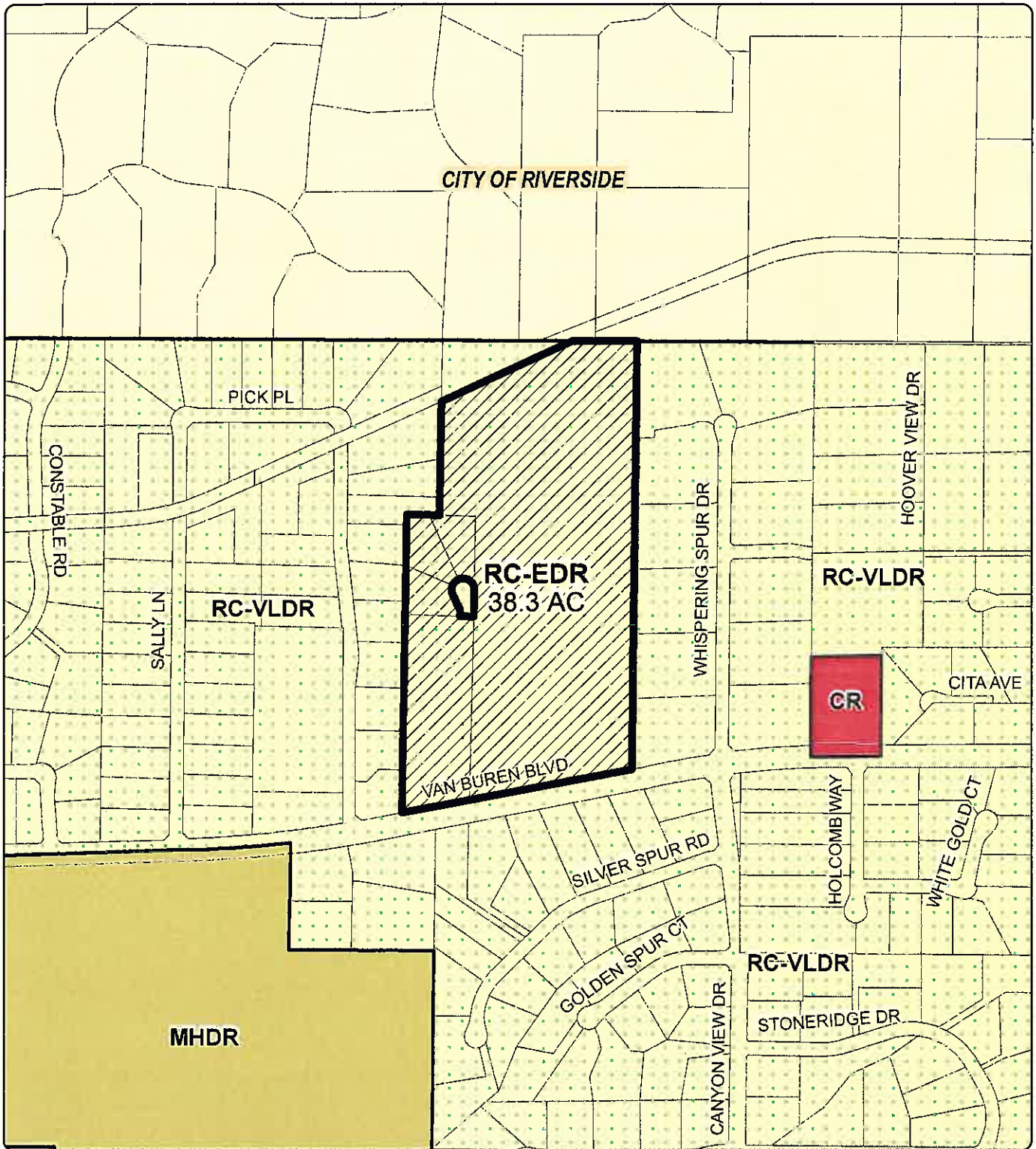
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

EXISTING GENERAL PLAN

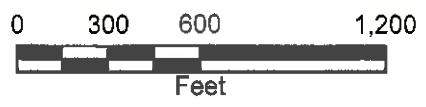
Supervisor: Jeffries
District 1

Date Drawn: 06/13/2017
Exhibit 5



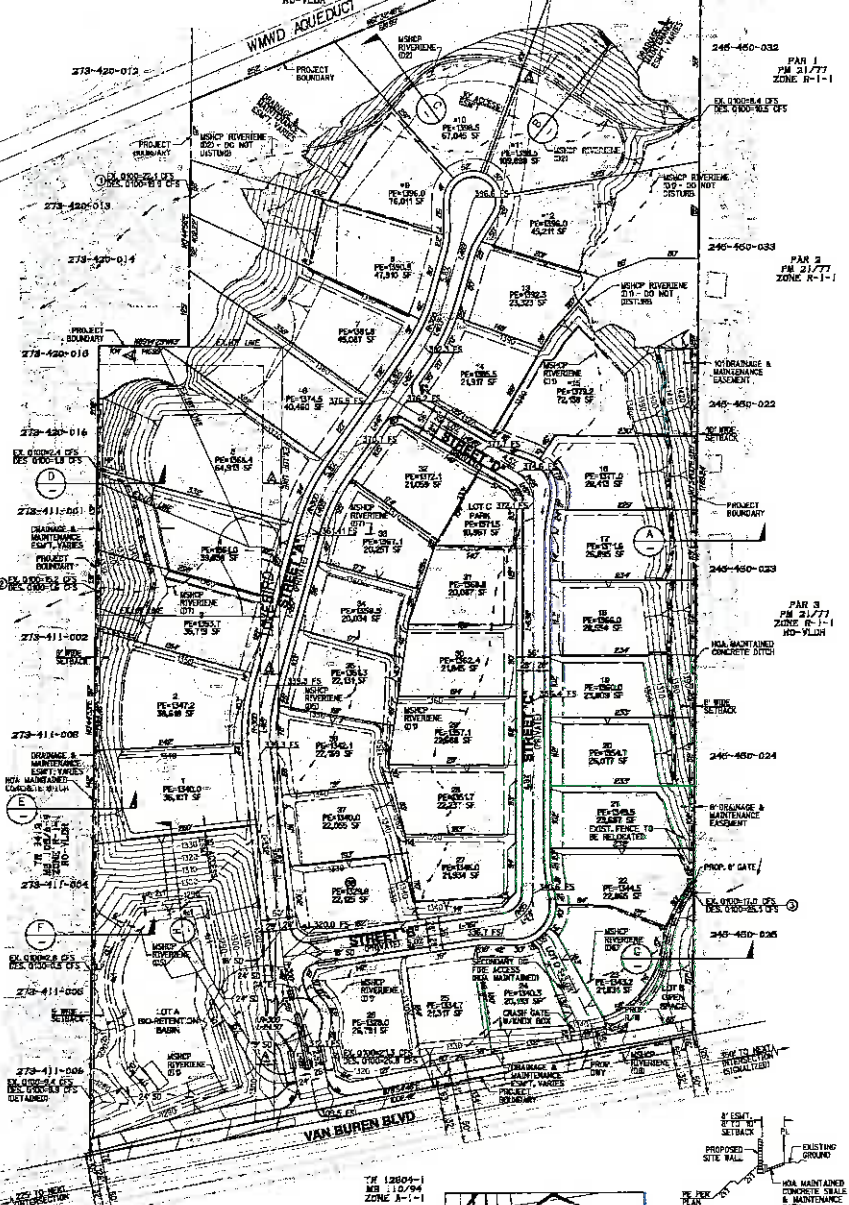
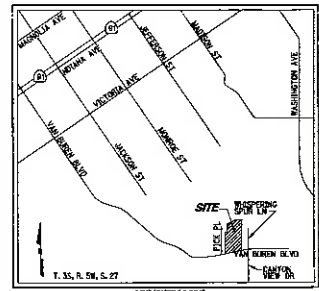
Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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IN THE COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT 36813
 JUNE 14, 2017



OWNER/APPLICANT
 THOMAS BROTHERS LLC
 10241 CIVIC CENTER DRIVE
 BAKERSFIELD, CA 93310
 (805) 442-1153
 CONTACT: PETER A. PATASSI

ENGINEER
 ROCK ENGINEERING COMPANY
 1775 TOMA AVE, SUITE 200
 RIVERSIDE, CA 92504
 (951) 783-0200
 CONTACT: RICHARD O'NEILL

THOMAS BROTHERS LOCATION
 2012 SAN BERNARDINO/RIVERSIDE DIVISION
 PAGES 146, 000, 13 AND 14

LEGAL DESCRIPTION
 THE PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED WITHIN THE COUNTY OF RIVERSIDE IN THE STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BOUNDED ON THE WEST BY THE EAST LINE OF TRACT NO. 9482 FILED IN MAP BOOK 825 PAGES 8 AND 9 THROUGH 9 INCLUSIVE OF MAPS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE SOUTH BY THE NORTHERLY SIDE LINE OF VAN BUREN BOULEVARD BEING THE STRIP OF LAND NOW BEING CONVEYED BY THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES BY ORDER OF CONGRESSIONAL CERTIFIED COPY OF WHICH WAS RECORDED MAY 18, 2016 IN BOOK 086 PAGE 004 OF CERTIFIED RECORDS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE EAST BY THE WESTERLY LINE OF PARCEL MAP 5479 FILED IN MAP BOOK 10 PAGE 37 OF PARCEL MAPS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE NORTHEAST BY THE SOUTHEASTELY LINE OF THE PARCEL OF LAND SHOWN AS METROPOLITAN WATER SUPPLY PARCEL NO. 1010-0-105 IN BOOK 131 PAGES 10 THROUGH 16 INCLUSIVE OF SURVEYS OF SAID RIVERSIDE COUNTY.

ACCESSORY PARCEL NUMBERS
 273-450-002, 273-450-003, 273-450-012, 273-450-018, 273-450-019

EASEMENTS
 A 30' ROAD PUBLIC UTILITY EASEMENT PER DIST. NO. 79468 AND NO. 79467 DATED 05/23/16 TO BE VACATED
 A 30' PUBLIC UTILITY EASEMENT PER DIST. NO. 82386 DATED 07/19/16 TO BE VACATED
 A 30' WARD RIGHT OF WAY EASEMENT PER DIST. NO. 83928 DATED 07/19/16 TO BE VACATED

GENERAL NOTES
 1. EXISTING ZONING IS R-1-1, R-1-A, R-1-A-S
 2. EXISTING LAND USE IS RESIDENTIAL
 3. EXISTING SURROUNDING LAND USE IS R-1-1
 4. PROPOSED ZONING IS R-1-1
 5. PROPOSED LAND USE IS RESIDENTIAL
 6. PROJECT AREA IS 145,000 SQ. FT. AC. NET
 7. PROJECT DENSITY IS 7.5 UNITS PER ACRE
 8. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAM.
 9. UTILITY EASEMENTS:
 SEWER (MVA 58711)
 GAS (SOUTHERN CALIFORNIA GAS COMPANY)
 ELECTRIC (SOUTHERN CALIFORNIA Edison)
 CABLE TO THE WARDEN
 STORM SEWER (RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT)
 RIVERSIDE COUNTY FIRE DEPARTMENT

10. SCHEDULE 1000 (RIVERSIDE COUNTY FACILITIES DISTRICT)
 11. THIS PROJECT IS NOT WITHIN A COUNTY SERVICE AREA OR A COUNTY FACILITIES DISTRICT.
 12. THIS PROJECT IS NOT SUBJECT TO CONSTRUCTION ON OTHER LOCAL ORDINANCES AND IS NOT WITHIN A SPECIAL STUDY ZONE.
 13. PRELIMINARY CONCEPTS AND PREPARED BY ROCK ENGINEERING COMPANY ON 4/24/17 AT 40 SCALE ACCORDING TO THE METRIC SYSTEM AND 1:800 SCALE INTERVALS.
 14. PRELIMINARY DATA OF RIVERSIDE NEWS SERVICE (RIVERSIDE COUNTY) IS USED TO DETERMINE LOCALITY BY A BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (RIVERSIDE) AND METRIC SYSTEM NETWORK.
 15. VERTICAL CURVES ARE BASED ON THE RIVERSIDE COUNTY METRIC SYSTEM, ELEVATION = 1056.48.
 16. RIVERSIDE COUNTY PUBLIC UTILITIES DEPARTMENT (MVA 58711)
 17. METRIC SYSTEM IS USED FOR ALL TABULATIONS.
 18. ALL SLOPES ARE AS SHOWN UNLESS OTHERWISE NOTED.
 19. ALL SLOPES ARE AS SHOWN UNLESS OTHERWISE NOTED.
 20. ALL SLOPES ARE AS SHOWN UNLESS OTHERWISE NOTED.
 21. ALL SLOPES ARE AS SHOWN UNLESS OTHERWISE NOTED.
 22. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THIS TENTATIVE TRACT.
 23. WATER QUALITY MEASURES ARE DESCRIBED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN.
 24. WATER QUALITY MEASURES ARE TO BE MAINTAINED BY THE PUBLIC UTILITY OR THE LOCAL AGENCY.
 25. ALL IN-TRACT STREETS "WIDTH-OF-WAY" ARE TO BE PROPERLY MAINTAINED SLOPES TO BE PROTECTED FROM AUTOMATIC OR MANUAL STREET GATES ARE PROPOSED WITHIN THE TRACT MAP BOUNDARY.
 26. THERE ARE NO PUBLIC UTILITY EASEMENTS, TRANSMISSION LINES, POWER AND TELEPHONE POLES OR OTHER UTILITIES LOCATED WITHIN THE PROPERTY LINE AS SHOWN ON THIS DRAWING.
 27. THE TENTATIVE MAP INCLUDES THE METRIC SYSTEM DATA PROVIDED BY THE COUNTY OF RIVERSIDE.
 28. PROJECT BOUNDARIES ARE SHOWN AS SHOWN ON THIS DRAWING.
 29. ACCESS MEASUREMENT AT "TOP OF STREET" STARTING AT INTERSECTION WITH STREET "TOP" TO END OF C/L-6-5-6-6.

ESTIMATED GRADING QUANTITIES
 ESTIMATED EXCAVATION: 265,000 C.Y.
 ESTIMATED EMBANKMENT: 265,000 C.Y.
 NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE SHOWN QUANTITIES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

GEOTECHNICAL ENGINEER'S CERTIFICATE
 THIS GRADING PLAN HAS BEEN REVIEWED BY THE LICENSED ENGINEER AND FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED BY GARY STRAIN, INC. DATED PRELIMINARY GEOTECHNICAL INTERPRETIVE REPORT DATED JUNE 30, 2017.

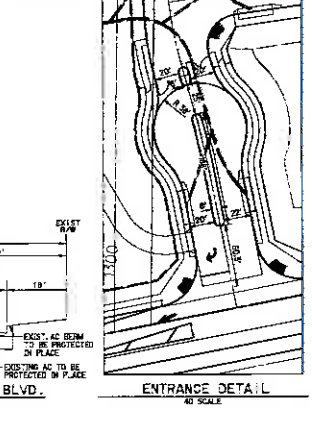
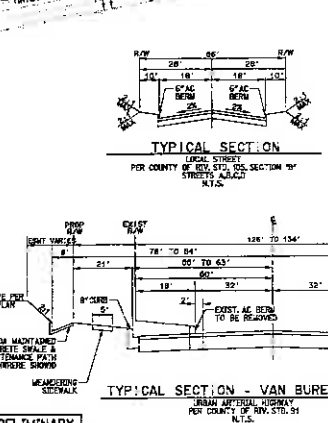
NAME: _____ DATE: _____

DRAINAGE NOTE
 EXISTING DRAINAGE DITCHES (A) AND (B) ARE LOCATED DOWNSTREAM OF THE SITE AND FLOW WESTERLY EXISTING DRAINAGE DITCHES (A) AND (B) ARE TO BE MAINTAINED BY THE PUBLIC UTILITY OR THE LOCAL AGENCY. PERPETUATE THE EXISTING DRAINAGE DITCHES. DETAILS PROVIDED IN THE PRELIMINARY HYDROLOGY REPORT.

WQMP NOTE
 WATER QUALITY MEASURES WILL BE IMPLEMENTED FOR THE PURPOSES OF THE WATER QUALITY MANAGEMENT PLAN PREPARED BY ROCK ENGINEERING COMPANY DATED 5/18/17.

LOT MATRIX

LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	36,817	25,579	31	22,827	17,848
2	28,108	23,334	32	23,000	16,476
3	35,170	19,433	33	20,207	15,891
4	29,636	22,467	34	20,134	16,511
5	14,570	33,763	35	22,151	17,168
6	41,860	22,993	36	22,468	16,890
7	45,287	23,820	37	22,696	16,899
8	47,940	24,617	38	22,629	16,922
9	74,071	26,957	39	22,977	17,168
10	20,134	25,720	40	22,977	17,168
11	20,134	25,720	A	3.015	
12	46,241	17,463	B	0.26	
13	26,103	21,649	C	0.26	
14	24,477	18,099	D	0.26	
15	22,528	22,462	NONUSABLE LOT SIZE		
16	28,143	18,167	NONUSABLE LOT SIZE		
17	26,957	16,576	AVERAGE RES. LOT SIZE		
18	26,957	16,576	AVERAGE RES. LOT SIZE		
19	23,009	14,021	NONUSABLE PAD		
20	26,977	16,888	14,031	0.67	
21	26,947	17,363	AVERAGE RES. USABLE PAD		
22	26,103	21,649	20,081	0.60	
23	23,829	18,213	NONUSABLE LOT SIZE		
24	21,656	16,794	B-1-S-2		
25	22,811	18,024			
26	16,791	17,828			
27	24,534	18,252			
28	22,271	16,461			
29	22,688	18,422			
30	24,446	18,343			



PRELIMINARY SET FOR CONSTRUCTION

DATE	BY	REVISIONS

ENGINEER OF WORK
 RICHARD C. O'NEILL, R.C.E. 63306
LAND SURVEYOR

WILLIAM RONALD
 R.S. 6002
CLB

DATE _____ **DATE** _____

DESIGNED BY _____ **CHECKED BY** _____ **APPROVED BY** _____

INSTALLATION OF FRONT YARD LANDSCAPING: EACH OWNER SHALL COMPLETE THE INSTALLATION OF LANDSCAPING IN ALL THE YARD AREAS OF SUCH OWNER'S LOT (AREAS NOT NOW MAINTAINED IN ACCORDANCE WITH A PLAN APPROVED BY THE DESIGN REVIEW COMMITTEE WITHIN 6 MONTHS AFTER THE CLOSE OF ESCROW. EACH OWNER SHALL OBTAIN ALL PERMITS NECESSARY AND SHALL COMPLY WITH REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY. ALL LANDSCAPING SHALL COMPLY WITH LOW WATER REQUIREMENTS PER RIVERSIDE COUNTY ORDINANCE NO. 550.



PLANT PALETTE

THREE (Conceptual list including but not limited to):

ENTRY ACCENT TREE (24" Box)	Chokecherry	WAGALE
INTERIOR STREET TREE (24" Box)	Chokecherry	LOW
INTERIOR STREET TREE (24" Box) per corner lot	Chokecherry, Chinese Flame Tree, Chinese Parasol, Japanese Red Pine, Limon pavilion Tree Green	Moderate, Moderate, Moderate, Moderate
INTERIOR SLOPES (2' Galley)	Chokecherry, Chinese Parasol, Japanese Red Pine, Limon pavilion Tree Green	Moderate, Moderate, Moderate, Moderate
DETENTION BASIN SLOPES (2' Galley)	Chokecherry, Chinese Parasol, Japanese Red Pine, Limon pavilion Tree Green	Moderate, Moderate, Moderate, Moderate
VAN BUREN STREET TREE (24" Box)	Chokecherry	Moderate
VAN BUREN SLOPES (24" Box)	Chokecherry	Moderate
POCKET PARK TREE (24" Box)	Chokecherry	Moderate

INTERIOR IN OPEN PALETTE (HQA MAINTAINED SLOPES BEHIND LOTS 1-12, HOMEOWNER MAINTAINED LEAVENING REFER TO SEPARATE MAINTENANCE PLAN)

Species including a vertical height of 7' to be irrigated and planted with drought tolerant groundcover. Slopes exceeding 12" in vertical height to be irrigated and planted with drought tolerant groundcover at 12" o.c. or 20" o.c. or an combination of plants and trees at an equivalent o.c. spacing in addition to a drought tolerant groundcover.

CONCEPTUAL PLANT PALETTE TO INCLUDE, BUT NOT BE LIMITED TO:

SHRUBS (One Galley minimum @ max. 10" o.c.)	Abelia, Camellia, Forsythia, Gardenia, Hibiscus, Ligustrum, Nandina, Osmanthus, Philadelphus, Rhododendron, Spirea, Yucca	Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate
GROUNDCOVER (One Galley @ 2' o.c. or noted outline @ 12" o.c. irrigation spacing)	Asplenium, Carex, Liriodendron, Lonicera, Phlox, Thymus	Low, Low, Moderate, Low

DETENTION BASIN PLANT PALETTE (HQA MAINTAINED)

Slopes exceeding a vertical height of 12" to be irrigated and planted with drought tolerant groundcover. Slopes exceeding 12" in vertical height to be irrigated and planted with drought tolerant groundcover at 12" o.c. or 20" o.c. or an combination of plants and trees at an equivalent o.c. spacing in addition to a drought tolerant groundcover.

CONCEPTUAL PLANT PALETTE TO INCLUDE, BUT NOT BE LIMITED TO:

SHRUBS (One Galley minimum @ max. 10" o.c.)	Abelia, Camellia, Forsythia, Gardenia, Hibiscus, Ligustrum, Nandina, Osmanthus, Philadelphus, Rhododendron, Spirea, Yucca	Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate
GROUNDCOVER (One Galley @ 2' o.c. or noted outline @ 12" o.c. irrigation spacing)	Asplenium, Carex, Liriodendron, Lonicera, Phlox, Thymus	Low, Low, Moderate, Low

INTERIOR TRACT PARAWAYS (HQA MAINTAINED)

Species including a vertical height of 7' to be irrigated and planted with drought tolerant groundcover. Slopes exceeding 12" in vertical height to be irrigated and planted with drought tolerant groundcover at 12" o.c. or 20" o.c. or an combination of plants and trees at an equivalent o.c. spacing in addition to a drought tolerant groundcover.

CONCEPTUAL PLANT PALETTE TO INCLUDE, BUT NOT BE LIMITED TO:

SHRUBS (One Galley minimum @ max. 10" o.c.)	Abelia, Camellia, Forsythia, Gardenia, Hibiscus, Ligustrum, Nandina, Osmanthus, Philadelphus, Rhododendron, Spirea, Yucca	Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate, Moderate
GROUNDCOVER (One Galley @ 2' o.c. or noted outline @ 12" o.c. irrigation spacing)	Asplenium, Carex, Liriodendron, Lonicera, Phlox, Thymus	Low, Low, Moderate, Low

DETENTION BASIN TEMPORARY VEGETATION SYSTEM

THESE ARE REQUIRED IMMEDIATELY WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. ALL PLANTS SHALL BE IRRIGATED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTS SHALL BE REPLANTED WITHIN 14 DAYS OF THE COMPLETION OF CONSTRUCTION. ALL PLANTS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

LANDSCAPE MAINTENANCE: ALL LANDSCAPING WITH THE EXCEPTION OF OWNER MAINTAINED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD.

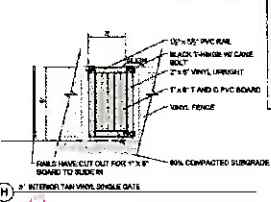
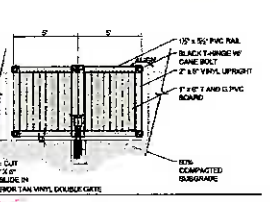
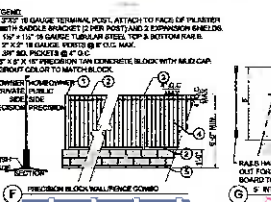
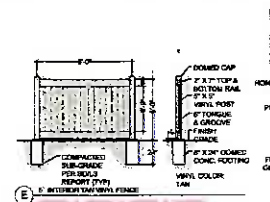
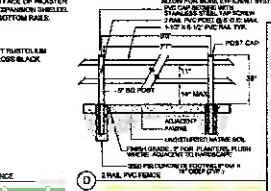
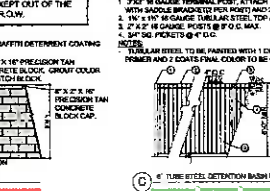
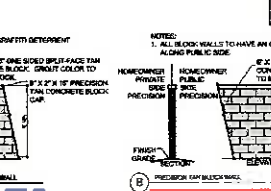
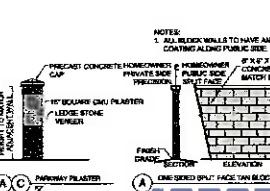
IRRIGATION STATEMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION DESIGN AND PLAN TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.

NOTES:
 1. ALL BLOCK WALLS TO HAVE AN GRAFFITI DETECTION COATING ALONG PUBLIC SIDE.
 2. 1" x 1" x 1" PRECISION TAN CONCRETE BLOCK, GROUT COLOR TO MATCH BLOCK.
 3. 2" x 2" x 1" PRECISION TAN CONCRETE BLOCK, GROUT COLOR TO MATCH BLOCK.
 4. 4" x 4" x 4" PRECISION TAN CONCRETE BLOCK, GROUT COLOR TO MATCH BLOCK.

NOTES:
 1. ALL BLOCK WALLS TO HAVE AN GRAFFITI DETECTION COATING ALONG PUBLIC SIDE.
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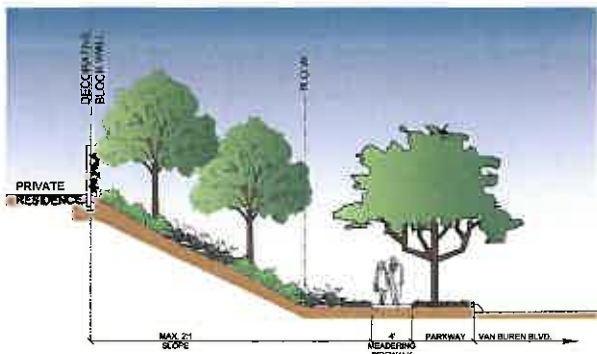


DIVERSIFIED Pacific

1800 GENE DRIVE
 ANAHEIM, CALIFORNIA 92805
 PHONE: (714) 941-1100

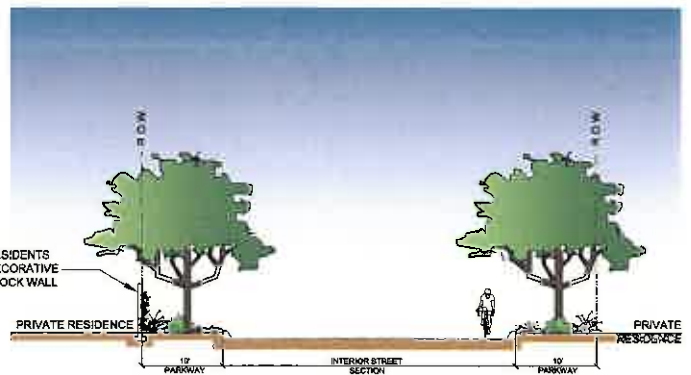
Conceptual Overall Master Site Plan
 Tract 36813
 The Estate Collection at Van Buren Hills
 Van Buren Blvd, Riverside, California





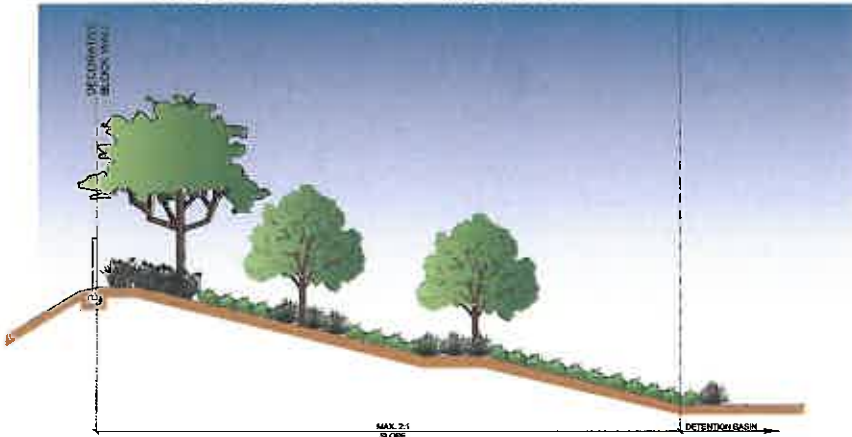
VAN BUREN BLVD. LANDSCAPE SECTION A-A

N.T.S.
 VAN BUREN BOULEVARD RIGHT OF WAY PLANT MATERIAL TO INCLUDE PAIRS OF STREET TREES AND THE COMBINED USE OF GROUNDCOVER AND LOW SHRUBS. IMMEDIATELY BEHIND RIGHT OF WAY THE PLANT MATERIAL WILL BE A COMBINATION OF INTERIOR SLOPE TREES, EROSION CONTROL TREES, GROUNDCOVER, SHRUBS, AND A VINE SPACED EVERY 10' O.C. ALONG PERIMETER WALL. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS



INTERIOR STREET LANDSCAPE SECTION B-B

N.T.S.
 INTERIOR STREET RIGHT OF WAY PLANT MATERIAL TO INCLUDE A STREET TREE (ONE FOR TYPICAL LOTS AND THREE FOR CORNER LOTS) AND THE COMBINED USE OF GROUNDCOVER, SHRUBS, AND VINES (WHERE REQUIRED). REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.



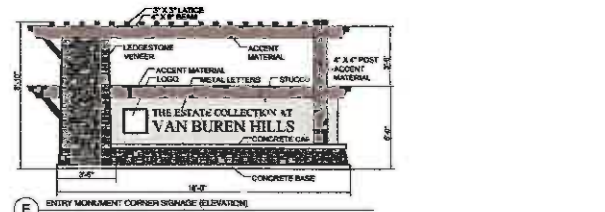
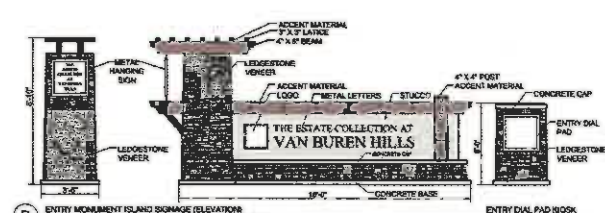
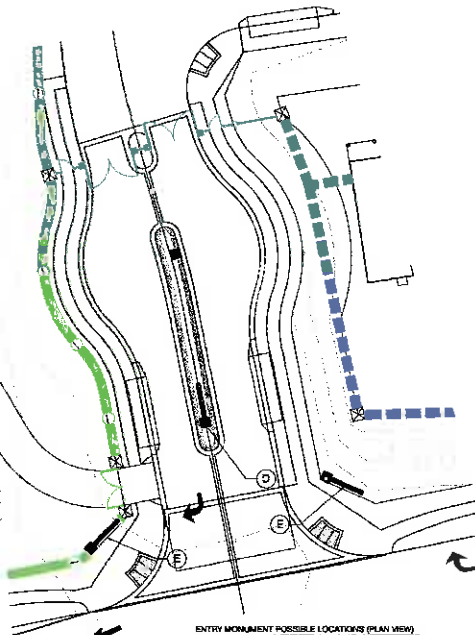
DETENTION BASIN SECTION C-C

N.T.S.
 DETENTION BASIN PLANT MATERIAL TO INCLUDE LARGE SCALE TREES AND AN ASSORTMENT OF DROUGHT TOLERANT SHRUBS AND GROUNDCOVER. GROUNDCOVER TO BE PLANTED IN MASSING TO PROTECT THE SLOPE, AND SHRUBS TO BE PLANTED WITH A GENEROUS O.C. SPACING TO REFLEX A NATURAL DESERT-SCAPE DESIGN. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.

ALL PLANTS SHALL BE SPECIFIED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 588 Landscape Water Use Calculations
 Tr. 36813- The Estate Collection at Van Buren Hills

1 Maximum Annual Water Allowance (MAWA)		MAWA = 5,282.616 cu ft/yr
2 Estimated Annual Water Use (EAUWU)		EAUWU = 1,085.977 cu ft/yr
3% Hydrozone #1 - Best Woods	INPUT: Plant Factor = 0.5	
INPUT: Net Water Available for Hydrozone #1 = 1,702.287	INPUT: Hydrozone irrigation efficiency = 0.9	
4% Hydrozone #2 - Low Growth	INPUT: Plant Factor = 0.5	
INPUT: Net Water Available for Hydrozone #2 = 1,702.287	INPUT: Hydrozone irrigation efficiency = 0.9	
Hydrozone #3 - No plant material	INPUT: Plant Factor = 0	
INPUT: Net Water Available for Hydrozone #3 = 0	INPUT: Hydrozone irrigation efficiency = 0.9	
EAUWU = 1,085.977	EAUWU = 1,085.977	
Input Irrigation System Operation Factor (IOPF)		IOPF = 1.25
MAWA - EAUWU = 4,196.639 cu ft/yr		(This number must be positive)
PERCENTAGE OF WATER SHAVED RELATIVE TO MAX ALLOWED = 1%		



Site Plan Detail Exhibits
 Tract 36813
The Estate Collection at Van Buren Hills

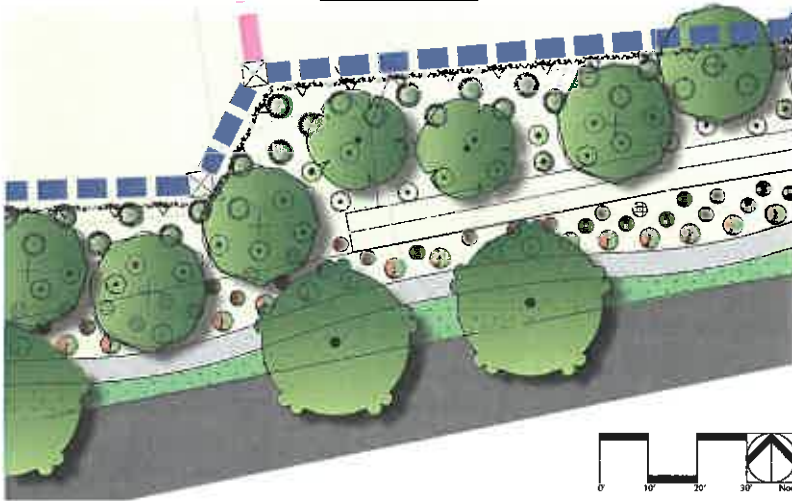
Van Buren Blvd, Riverside, California

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ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

VAN BUREN PLANTING



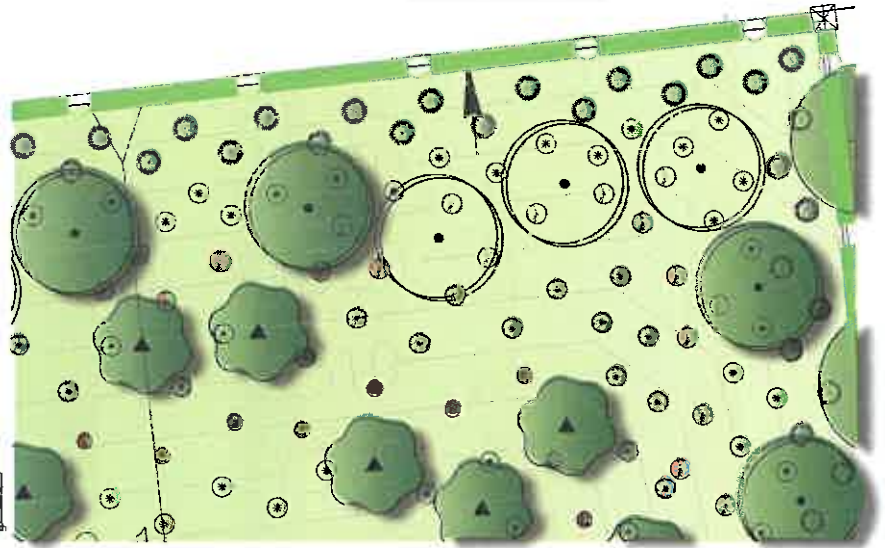
VAN BUREN TYPICAL PALETTE

- GINKGO BILOBA 'SARATOGA' 'MAIDENHAIR TREE'
- LAGERSTROEMIA INDICA 'TUSCARORA' 'GRAPE MYRTLE' MULTI-TRUNK
- PLATANUS RACEMOSA MULTI-TRUNK 'CALIFORNIA SYCAMORE'
- LIGUSTRUM JAPONICUM 'TEXANUM' 'TEXAS PRIVET'
- RHAPHOLEPIS INDICA 'JACK EVANS' 'INDIAN HAWTHORNE'
- PITTOSPORUM TOBIRA 'SHIMA' 'CREAM DE MINT DWARF MOCK ORANGE'
- SALVIA LEUCANTHA 'MEXICAN SAGE'
- BERBERIS THUNBERGII 'CRIMSON PYGMY' 'JAPANESE BARBERRY'
- ACACIA REDOLENS 'LOW BOY' 'LOW BOY ACACIA'
- ROSMARINUS O. 'PROSTRATUS' 'PROSTRATE ROSEMARY'
- PARTHENOCCISSUS TRICUSPIDATA 'BOSTON IVY'

DETENTION BASIN PLANTING

DETENTION BASIN TYPICAL PALETTE

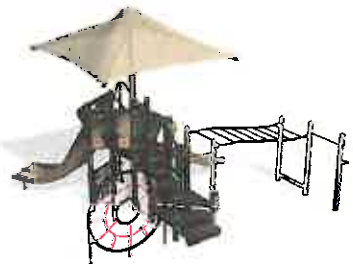
- RJULIS LANCEA 'AFRICAN SUMAC'
- GLEDITSIA TRIACANTHOS 'HONEY LOCUST'
- BACCHARIS SARATHROIDES 'DESERT BROOM'
- CISTUS X PURPUREUS 'ORCHID ROCK ROSE'
- MUELENBERGIA CAPILLARIS 'PINK MUFFLY'
- HELICTOTRICHON EMPERVIRENS 'BLUE OAT GRASS'
- MYOPORUM PARVIFOLIUM 'MYOPORUM'





POCKET PARK PALETTE

- STREET TREE- REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN
- FISTACIA CHINENSIS "CHINESE PISTACHE"
- LIQUSTRUM JAPONICUM TEXANUM TEXAS PRIVET
- NANNARIA D. COMPACTA HEAVENLY BAMBOO
- RHAPHIOLEPIS INDICA JACK EVANS INDIAN HAWTHORNE
- PITOSPORUM TOBIRA SHIMA CREAM DE MINT DWARF MOCK ORANGE
- BERBERIS THUNBERGII CRIMSON PYGMY JAPANESE BARBERRY
- CALLISTEMON CITRINUS LITTLE JOHN DWARF BOTTLEBRUSH
- ROSMARINUS O. PROSTRATUS PROSTRATE ROSEMARY
- PARTHENOCCISSUS TRICUSPIDATA BOSTON IVY



LANDSCAPE MAINTENANCE:

ALL LANDSCAPE, WITH THE EXCEPTION OF OWNER MAINTAINED LOTS SHALL BE CSA MAINTAINED OR HOA MAINTAINED.

IRRIGATION STATEMENT:

THE PROPOSED IRRIGATION PLAN FOR THIS PROJECT, VAN BUREN HILLS - RIVERSIDE, WILL COMPLY WITH ORDINANCE 889 BY USING AN ET-EFFICIENT (SMART) IRRIGATION CONTROLLER COMBINED WITH A RAIN SENSOR AND FLOW SENSOR. DRIP IRRIGATION WILL BE APPLIED TO ALL SHRUB AREAS TO INCREASE IRRIGATION EFFICIENCY. SOLATION VALVES WILL BE INSTALLED STRATEGICALLY TO ALLOW FOR MORE EFFICIENT SYSTEM MAINTENANCE.

VINE NOTE:
ALL WALLS ABOVE 48" AND EXPOSED TO PUBLIC VIEW SHALL BE PLANTED WITH A (1) GALLON BOSTON IVY PARTHENOCCISSUS TRICUSPIDATA AT 10' O.C.

MULCH:
A 3" LAYER OF MULCH WILL BE INSTALLED IN ALL PLANTER AREAS EXCEPT GROUND COVER AREAS WHICH WILL RECEIVE 2" LAYER OF MULCH.
LINEAR ROOT BARRIER:
ALL TREES WITHIN 6' OF HARDSCAPE AND WALLS SHALL HAVE ROOT BARRIERS INSTALLED.

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE 889.3; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCE BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 889 Landscape Water Use Calculations			
Tr. 36813- The Estate Collection at Van Buren Hills			
1	Maximum Allowed Water Allowance	DEMAND	Pocket Park
	INPUT: net total square footage of landscape =	7,255	sq. ft.
	INPUT: net total sq. ft. to be irrigated =	7,255	sq. ft.
	MAXIMUM ALLOWED WATER ALLOWANCE =	17,885	gal. / yr.
2	Equipment Allowed Water Use	(GAMA)	
40% Hydration #1 - Best Practice	INPUT: Plant Factor =	0.3	
INPUT: Hydration Irrigation Efficiency =	0.8		
OUTPUT =	11,227	gal. / yr.	
40% Hydration #2 - Low Water Use	INPUT: Plant Factor =	0.25	
INPUT: Hydration Irrigation Efficiency =	0.8		
OUTPUT =	11,227	gal. / yr.	
Hydrozone #3 - no plant material	INPUT: Plant Factor =	0	
INPUT: Hydration Irrigation Efficiency =	0.8		
OUTPUT =	0	gal. / yr.	
	Sub Total (GAMA) =	11,227	gal. / yr.
	Final Irrigation System Operation Factor =	0.99	
	Total Allowed =	11,117	gal. / yr.
	MAXIMUM ALLOWED WATER ALLOWANCE =	17,885	gal. / yr.
	(See number codes by plantings)		
	PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED =	38%	



**Park Plan Enlargement
Tract 36813
The Estate Collection at Van Buren Hills**

Van Buren Blvd, Riverside, California



RFA P.L.P. 14136
AUGUST 20, 2015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR 36813, CZ 7857, and Exception to Ordinance No. 460

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

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

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: August 29, 2017

Applicant/Project Sponsor: Peter Pitassi Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 08/29/17
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42694 ZCFG6077

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42694
Project Case Type (s) and Number(s): TR36813 and CZ7857
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford, Contract Planner
Telephone Number: (951) 955-6646
Applicant's Name: Peter Pitassi
Applicant's Address: 10621 Civic Center Drive, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

Project Description: The proposed project consists of: **Change of Zone No. 7857** to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) **to** One-Family Dwelling (R-1) and **Tentative Tract Map No. 36813** a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin. An **Exception** to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

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

B. Total Project Area: 38.3 acres

Residential Acres: 38.3	Lots: 38 and four lettered lots.	Units: 38	Projected No. of Residents: 127 ¹
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: N/A			

C. Assessor's Parcel No(s): 273-450-002, 003, 017, 018, and 019

Street References: North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 27, Township: 3S and Range: 5W

E. Brief description of the existing environmental setting of the project site and its surroundings: The subject property is comprised of approximately 38.3 acres of undeveloped land. Topography of the site is generally hilly with large boulders and rock out croppings. Elevations at the site range from approximately 1,284 to 1,456 feet above mean sea level (msl). Drainage within the subject property generally flows to the west. The site is currently bordered by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

¹ ¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

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¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Mathews/Woodcrest Area Plan of the Riverside County General Plan. The Project site's land use designation is "Rural Community: Very Low Density Residential (RC: VLDR). This land use designation encourages the development of single-family detached residences on large parcels of 1 to 2 acres. The Project site is not located within a policy area. The Project site is located within the Sphere of Influence of the City of Riverside. The Project would be consistent with the City of Riverside sphere of influence policies and land use designation for the site. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** With the incorporation of Mitigation Measures such as, the installation of barrier walls, types of windows installed, thickness of doors, roofing, and attic venting requirements will ensure that the development of the site will have less than significant impacts in terms of noise and will meet all applicable Noise Element policies.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** The proposed Project includes 0.25 acre park centrally located within the project site for both recreational purposes and promoting a healthy living

environment for its residents by encouraging physical activity. Therefore, the proposed Project will not conflict with the General Plan Healthy Communities policies.

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

C. Foundation Component(s): Rural Community

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews/Woodcrest

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

3. **Land Use Designation(s):** Very Low Density Residential

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

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: R-1-1, R-A-1, and R-A-5

J. Proposed Zoning, if any: R-1

K. Adjacent and Surrounding Zoning: R-1-1 and A-1-1

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Deborah Bradford

Signature

August 28, 2017

Date

Deborah Bradford

Printed Name

For Charissa Leach, P.E., Assistant TLMA Director

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is not located within the radius of the Mt. Palomar Observatory that would be subjected to the criteria of Ordinance No. 655 as it pertains to lighting standards. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed Project will result in a minor new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the Project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. In result, this Project will be designed to be consistent with existing neighboring residential developments and is small in size; therefore, less than significant impacts would occur.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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

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

Findings of Fact:

a-b) According to "Map My County" the Project site is designated as "Other Lands, Urban-Built Up Land". The Project site is zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1) and is not subject to a Williamson Act Contract. No impacts will occur.

c) Directly south of the proposed Project is an area with the zoning classification of Light Agriculture, 1-acre minimum (A-1-1). As a standard condition of approval a note on the Environmental Constraints sheet shall state that specific lots within the Project site are within 300 feet of land zoned for primarily agricultural purposes and was not considered a nuisance prior to development of the site shall then be considered a nuisance after ultimate development of the site occurs. With the incorporation of Condition of Approval 50. PLANNING. 13., impacts will be less than significant.

d) Although the Project site is directly south of property with the zoning classification of Light Agriculture ultimate development of the site will not result in the conversion of farmland to a non-agriculture use in that much of the area's development pattern is transitioning to residential uses. Additionally, the land use designation for this property and property within the vicinity of the Project site is Rural Community: Very Low Density Residential (RC: VLDR) which encourages limited agricultural uses The Project will have no impacts in regards to this issue area in that limited agricultural uses are encouraged.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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 OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a). The County has no designation 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)). Therefore, the proposed Project will have no impact on land designated as forest land, timberland, or timberland zoned Timberland Production.
- b). According to the Lake Mathews/ Woodcrest Area Plan Land Use Map, the Project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.
- c). The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The Project will have no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook, Riverside County Transportation Department, Traffic Impact Analysis Preparation Guide, April 2008.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) An Air Quality Analysis was not required for this Project due to its small size. However, to determine air quality impacts Planning Staff reviewed the Air Quality analysis for a recently adopted Mitigated Negative Declaration for a County project on a 45.5 acre site with 138 single-family residential lots proposed. The analysis determined that the project's ultimate construction of the single family residences will be subject to SCAQMD Rule 403 for fugitive dust. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emission generated by construction-related vehicles. The maximum daily emissions for the larger project during construction compared the SCAQMD daily regional thresholds and determined that the project would not exceed any of the short-term thresholds and would have less than significant impacts. No mitigation was required. Because the proposed Project is significantly smaller and with the incorporation of condition of approval 10. BS GRADE. 8 in regards to fugitive dust, impacts will be considered less than significant.

c) The Project site is located within the portion of the South Coast Air Basin designated as a non-attainment area, under state and federal standards for ozone, PM-10, and PM-2.5. (AQMD, p. 2-1). Since the 138 unit project's emissions do not exceed SCAQMD established thresholds of significance as identified their Air Quality Analysis, we can determine that the smaller, proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project's region is non-attainment. Therefore, impacts are less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. While there are some residences nearby, the Project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed Project will involve the construction of sensitive receptors (i.e. residences). However, there are currently no substantial point source polluters within a one mile radius of the Project. Therefore, impacts from point source polluters will be less than significant.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the Project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. However, given that these existing residences are located adjacent to Van Buren Boulevard an Urban Arterial Highway exposure to exhaust from vehicles and trucks occurs on a daily basis. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

List of Biological Reports prepared for TR36813 referenced in this section:

Habitat Assessment and MSHCP Consistency Analysis, Report Date: December 13, 2015, Prepared by Gonzales Environmental Consulting, LLC

Burrowing Owl and Nesting Bird Survey, Report Date: July 31, 2014, Prepared by VHBC, Inc.

Jurisdictional Delineation, Report Date: August 22, 2014, Prepared by Gonzales Environmental Consulting, LLC

Determination of Biologically Equivalent or Superior Preservation (DBESP), Report Date: Revised February 10, 2016, Prepared by Gonzales Environmental Consulting, LLC

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

a) The Project site consists of five parcels (APNs 273-450-002, -003, -017, -018, and -019). The Project site is located within the Lake Mathews/Woodcrest Area Plan and is not located within a criteria cell, cell group, subunit, or special linkage area. Therefore, the Project was not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR). The Project is required to be consistent with Section 6.0 of the MSHCP. A consistency analysis is provided herein.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

The proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of riverine habitat.

The DBESP report proposes the purchase of mitigation credits from the Riverside-Corona Resource Conservation District (RCRCD) at a 2:1 ratio for impacts to the 0.699 acre of Riparian habitat. In the event that in-lieu mitigation credits are not available for purchase from the RCRCD at the time of Project implementation, a Habitat Mitigation and Monitoring Plan (HMMP) will be required for site-specific restoration at a 2:1 mitigation to impact ratio. The DBESP report also proposed a deed restriction for the 0.117 acre of riverine habitat proposed for avoidance.

The Project has been conditioned prior to grading permit issuance by the County of Riverside to submit documentation that the appropriate mitigation credits have been purchased in accordance with the DBESP report updated in February 2016 prepared by Gonzales Environmental Consulting, Inc. The condition of approval includes the requirement for a HMMP in the event that in-lieu fee credits are unavailable for purchase from RCRCD.

The Project has been conditioned prior to map recordation by the County of Riverside to prepare an Environmental Constraints Sheet (ECS) to be included with the final map for the Riverine habitat planned for avoidance.

The Project has been conditioned prior to grading permit issuance for the installation of temporary fencing to protect the Riverine habitat planned for avoidance. The Project has also been conditioned prior to building permit issuance for the installation of a permanent fence to protect the Riverine habitat planned for avoidance.

The Project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County Conditions of Approval and with the completion of the required DBESP mitigation.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The Project site is not located within a survey area Narrow Endemic Plant Species; therefore, no surveys were required. The Project is consistent with Section 6.1.3 of the MSHCP.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The Project site is not located adjacent to Public/Quasi-Public Conserved Lands or any other conservation area. The closest PQP Conserved Lands are located approximately one mile west of the Project site (Mockingbird Canyon Reservoir). The Project is not subject to the Urban/Wildlands Interface Guidelines. The Project is consistent with Section 6.1.4 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The Project site is located within the required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance. The proposed Project is consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County Conditions of Approval.

The Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan with adherence to Riverside County conditions of approval. Impacts will be less than significant with adherence to Riverside County conditions of approval and with mitigation incorporated.

b) Stephens' kangaroo rat (*Dipodomys stephensi*), a federal endangered and state threatened species was observed on the Project site by VHBC, Inc. biologists in 2015.

The Stephens' kangaroo rat is relatively widespread throughout the MSHCP Area, but the main blocks of occupied habitat are concentrated in several Core Areas that must be conserved. The Stephens' kangaroo rat also requires species-specific monitoring and management to ensure its long-term viability in the MSHCP Area, including tracking population densities and maintaining sparse, open grassland habitats.

The Long term Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) provides Take Authorization for SKR within its boundaries. The MSHCP will provide Take Authorization for SKR outside the boundaries of the SKR HCP, but within the MSHCP Area boundaries. As set forth in Section 16.2 of the Implementing Agreement (Section 5.0 of the MSHCP, Volume I), the core reserves established by the SKR HCP will be managed as part of the MSHCP Conservation Area consistent with the SKR HCP. The Project site is located within the SKR Fee Area (Ordinance 633.10) and is required to pay a per acre development fee. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Impacts related to endangered or threatened species will be less than significant after the payment of the required development fees.

c) As discussed in part a) herein, the Project site is located within the MSHCP required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts to 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 will be less than significant with adherence to Riverside County Conditions of Approval.

d) The Project site is not located within an MSHCP linkage area. The Project site is not located adjacent to an existing core or linkage.

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, the Project has been conditioned by the County of Riverside to conduct a pre-construction nesting bird survey prior to grading permit issuance if grading is planned to take place during the avian nesting season (February 1 through August 31).

Impacts related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors will be less than significant with adherence to Riverside County conditions of approval.

e-f) As discussed in part a) herein, the proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP Section 6.1.2. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of onsite riverine habitat. The Project has been conditioned prior to grading permit issuance by the County of Riverside, as discussed in part a) herein, to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing, and permanent fencing.

The Jurisdiction Delineation prepared for the Project site measured 0.242 acre (4,687.38 linear feet) of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre (4,687.38 linear feet) of impacts to CDFW jurisdictional areas.

Permits/Agreements for activities within the streambed/wetlands will be required by the California Department of Fish and Wildlife U.S. Army Corps of Engineers and California Regional Water Quality Control Board. Impacts will be less than significant with adherence to Riverside County conditions of approval and with the required permits for impacts to state and federal waters.

g) The Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are present on the Project site. No impacts will occur.

Mitigation: Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

Monitoring: Staff from EPD shall review prior to the issuance of a grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
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"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017 and authored by Archaeological Associates. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and authored by Archaeological Associates. Although there will be impacts to archaeological resources, these resources were determined to not be significant resources. As such, impacts in this regard will be less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed Project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the Project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the Project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the Project property is currently not used for religious or sacred purposes. Therefore, the Project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

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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10) Tribal Cultural Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. 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:

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,

b. 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.

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

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to four requesting tribes on July 13, 2015. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the Project during grading activities as required by condition of approval 10. PLANNING. 21, to ensure that if any resource is uncovered during earthmoving activities the proper protocol will be incorporated. Pechanga told Planning that the Project may fall within a cultural landscape and that the landscape is a Tribal Cultural Resource. CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

- “(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”;
- “(2) 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.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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geographically defined in terms of the size and scope of the landscape.” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources Code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a traditional cultural landscape. Based on the known village name and the Pechanga’s experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074 and there is no evidence of any other tribal cultural resource on site, the Project will have no impacts on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project				
11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Geologist Comments, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a - b) According to the Lake Mathews/ Woodcrest Area Plan and GIS database, there are no active fault zones within or near the Project site. However, the Project site is within the entire Southern California region is subject to secondary effects from earthquakes and the Project site may be subject to seismic ground shaking due to earthquakes. When construction is proposed, the California Building Code requirements pertaining to new development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered 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.

12) Liquefaction Potential Zone

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

Source: Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc. Riverside County General Plan Figure S-3 “Generalized Liquefaction”, and GIS database

Findings of Fact:

a) The Geotechnical Report prepared by Earth – Strata stated that due to the proposed structures being placed on compacted fill and the relatively low groundwater level and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction and lateral spreading is considered very low to remote. Therefore impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

13) Ground-shaking Zone

a. Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

14) Landslide Risk

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report stated that the probability of the occurrence of landslides depends upon the severity of the earthquake, distance from faults, topography, the state of subsurface earth materials, groundwater conditions and other factors would determine the occurrence of this type of ground failure. However, due to the subsurface exploration, and laboratory testing all the potential for seismic induced landslides is considered unlikely. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15) Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report explains that the withdrawal of groundwater or oil from sedimentary earth materials can cause the collapse of pore space that was previously occupied by fluid which in turn results in the ground surface to subside resulting in damage to structures. No excessive withdrawal of fluids is planned in the vicinity of the proposed Project; therefore, the potential for subsidence is considered low to remote. Less than significant impacts will occur due to ground subsidence.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16) Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Project site is at an elevation of more than 1,000 feet above mean sea level and is located more than 30 miles inland from the nearest coastline of the Pacific Ocean, the potential to seismically induced flooding due to a tsunamis is considered nonexistent. No enclosed bodies of water lie adjacent to or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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up gradient of the site, the likelihood for induced flooding due to seiche overcoming the dams freeboard is considered nonexistent and the likelihood of a major reservoir or retention system up gradient of the site would be compromised to a point of failure is considered remote. Lastly, no geological hazard will occur due to volcanic activity in that no volcanos exist in Southern California. No impacts will occur onsite due in regards to other geologic hazards.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

17) Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a-b) The topography of the site is generally hilly with elevations ranging from 1,284 to 1,456 feet above mean sea level (msl). The topography of the site will be changing from that of a natural ungraded site to that of a graded site with building pads. Grading will be in keeping with the natural topography of the site. Cut and fill slopes will not be greater than 2:1 unless otherwise approved as required by condition of approval 10. BS. SAFETY. 9. Therefore, impacts related to these issue areas will be less than significant.

c) Presently, the Project site is vacant and no subsurface sewage disposal systems exists. As proposed the Project site will be served by individual septic systems. To ensure that the placement of these systems are located within an area that has adequate percolation to support these systems the applicant is required to submit a soils percolation report for each individual lot prior to the issuance of building permits. The Project will not result in grading that affects or negates subsurface sewage disposal systems. (COA 10. E HEALTH. 5). Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18) Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<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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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection. Preliminary Geotechnical Interpretive Report, p.16, prepared by Earth – Strata, Inc., June 30, 2014.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that 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. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Geotechnical Study prepared for the Project site stated preliminary laboratory test results indicated onsite earth materials exhibited an expansion potential of VERY LOW and LOW as classified in accordance with the 2013 CBC Section 1803.5.3 and ASTM D4829-03. The report recommended that additional testing for expansive soil conditions should be conducted upon completion of rough grading. When the testing falls within the VERY LOW category, exhibiting an expansion indices of 20 or less as classified in the CBC, the design of slab on ground foundations are exempt from the procedures outlined in Sections 1808.6.1 or 1808.6.2. When the testing falls within the LOW category which exhibits an expansion indices greater than 20, special design considerations are required in accordance with CBC sections 1808.6.1 or 1808.6.2. With the incorporations of the recommendations in the Geotechnical Study and conditions of approval, impacts related to expansive soil will be less than significant.

c) The proposed Project is for the subdivision of a 38.3 acre site into thirty-eight (38) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department requiring that the applicant must submit to the Department of Environmental Health for review and approval a detailed soils percolation report specific to each individual lot (COA 10. E HEALTH.5). In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will 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
19) Erosion				
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

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

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (COA.10 BS GRADE. 8.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

21) Paleontological Resources

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

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

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

a) According to the County's General Plan, this site has been mapped as having a "low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this Project is not anticipated to require any impacts to paleontological resources. However, if fossil remains are encountered during site development conditional of approvals shall be complied with to ensure any impacts remain less than significant. (COA 10. PLANNING 16.) This is a standard condition of approval and as such does not qualify as mitigation pursuant to CEQA. The Project will have a less than significant impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project				
22) Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Greenhouse Gas Analysis for Tentative Tract Map No. 36813, prepared by Urban Crossroads, Haseeb Qureshi and Stephen Abille, April 16, 2015.

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3-acre lot into 38 single-family residential lots with an overall density of 1 lot per acre. The proposed grading activity will be for the ultimate development of 38 single-family residences. A Greenhouse Gas Analysis was prepared for the proposed Project to evaluate Project related construction and operational emissions to determine the level of greenhouse gas (GHG) impacts as a result of constructing and operating the proposed Project. A screening threshold of 3,500 MTCO₂e per year for residential land uses was applied as an accepted County of Riverside threshold within the South Coast Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) GHG screening threshold for stationary source emissions for non-industrial Project s. Based on this threshold the GHG analysis determined that the Project will result in approximately 731.51 MTCO₂e per year; therefore the proposed Project would not exceed the SCAQMD threshold of 3,500 MTCO₂e per year. Project-related emissions would not have a significant direct or indirect impact on GHG and climate change; therefore, less than significant impacts will occur due to Project implementation.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
23) Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of thirty eight (38) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not 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 because as mentioned in section 22a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area and the Project therefore includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24) Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The proposed Project site is located approximately 7.4 miles west of the March Air Reserve Base within Zone E of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017, ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas. (COA 10. PLANNING. 23.)

d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur.

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.

25) Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a Local Responsibility Area (LRA) and therefore has the possibility to 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. Because the Project site is located within an LRA Title 14 requirements do not apply. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. These conditions address the location of blue dot reflectors, fire hydrants, construction materials, secondary access, interior sprinkler system, and the Environmental Constraints Map with notations referring to Very High Fire Hazard Area. With these conditions of approval impacts as they relate to this issue area will be less than significant. (COA 10.FIRE. 1, COA. 50. FIRE. 2 and 4, COA 80. FIRE. 1 and 2).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project

26) Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Hydrologic and Hydraulic Analysis for Van Buren Hills, July 1, 2016, Prepared by Rick Engineering Company. Preliminary Geotechnical Report, prepared by Earth-Strata, Inc., June 30, 2014. Riverside County Lake Mathews/Woodcrest Area Plan, Figure 10, Special Flood Hazard Areas, and Riverside County General Plan Figure S-9, Special Flood Hazard Areas and Figure S-10, Dan Failure Inundation Zones.

Findings of Fact:

a) The proposed Project is to allow for the subdivision of a 38.3 acre site into 38 single-family residential lots. In addition there will also be a 3-acre bio-retention basin located along the southwest portion of the Project site. Although only a map and change of zone are being considered for approval at this time, single family residences are a use by right in the zone, and ultimate development of the project site will likely be for the construction of 38 single-family residences. The Hydrology report prepared for the Project stated, "In the post- Project condition, the general flow paths of the four drainage patterns throughout the site will be maintained..." Because the natural drainage will be maintained adjacent properties will not be impacted by an increased drainage flow than what is currently existing. Condition of approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. In addition, Condition of Approval 10. TRANS. 5 requires that the land divider accepts and properly disposes of all off-site drainage flowing onto or through the site. Several of the drainage areas on-site are required to obtain permits from the Army Core of Engineers (ACOE), State Department of Fish and Wildlife and the California Regional Water Quality Control Board With these standard conditions of approval and permits from outside agencies impacts in regards to the alteration of the course of a stream or river causes substantial damage to properties on or off-site will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration; however, localized groundwater could be encountered during grading activities and recommended subdrain systems be installed in all canyon areas, buttresses, fill over cut slopes,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or stabilization fills. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 25a. and b., the Condition of Approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. Condition of approval 10. FLOOD RI. 3 requires that storm flow be contained within the curb or right-of-way dependent upon type of storm. If the criteria is exceeded additional facilities will be required to be installed. Development of this site would impact downstream property owners by increasing the rate and volume of flood flows. As a part of this Project the applicant is proposing that a 3-acre bio-retention basin be constructed along the southwestern portion of the site to ensure impacts to these properties are not increased due to Project implementation. Condition of approval 10 FLOOD RI. 12 requires that final design of the basin be determined at the improvement plan stage of this development and condition of approval 10. FLOOD RI. 13., requires that the basin and outlet structures must be capable of passing the 100-year storm without damage to the facility. Therefore, with the incorporation of the proposed mitigation measures the Project would not exceed the capacity of existing or planned stormwater drainage systems and therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

e-f) As indicated in the Lake Mathews/Woodcrest Area Plan Figure 10 Special Flood Hazards Area, the Project is not located in an area with the potential for flood hazards. The Project site is located within FEMA Flood Zone "X" unshaded which means that in terms of flood insurance it is available but is not required by regulation in these zones. Property could be subjected to damage by severe storms due to failure of local drainage system. However, as noted above condition of approval 10. FLOOD R1. 3, 12 and 13 requires that infrastructure is installed to ensure that flood flows are contained and do not impact downstream properties. In addition, the installation of the bio-retention basin will also ensure that storm waters are retained on site on would not result in damage to properties on or off-site. Therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

g) The proposed Project is to allow for the subdivision of a 38.3 acre lot into 38 single-family residential lots with an overall density of 1 acre lots. Ultimate development will be for the construction of 38 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a SWPPP will be required (COA. 60. BS. GRADE. 1) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Conditions of approval 10. TRANS. 4 and 5 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project will not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of this Project site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, a 3-acre bio- retention basin will be constructed to ensure that properties off-site will not be impacted. As well as Condition of Approval 10. TRANS. 4 which requires the land divider to protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. Therefore, impacts will be less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: The Project monitoring will be administered through the Riverside County Flood Control and Water Conservation District.

27) Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) The proposed Project is to allow for the subdivision of a 38.3 acre lot into thirty eight (38) single-family residential lots. Future development will ultimately result in the construction of 38 single-family residences. A Jurisdictional Delineation Report, dated August 22, 2014 was prepared for the Project site which found that several drainage courses exist on-site and are under the jurisdiction of the Army Core of Engineers (ACOE), the California Department of Fish and Wildlife and the California Regional Water Quality Control Board. The Project will result in an alteration to these existing drainage courses and result in an increase to surface run-off and change in absorption rates; however, with the incorporation of conditions of approval and mitigation and the construction of the bio-retention basin impacts associated with this issue area will be less than significant. (COA 10. FLOOD RI. 3, 4, 12, 13, and 18, COA 10. TRANS. 4 and 5, COA 50. FLOOD RI. 12, COA 60. BS. GRADE 15, 60. EPD. 3 and 60. FLOOD RI. 10)

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed Project will not change the amount of surface water in any water body, in that the closest body of water is Lake Mathews located approximately 3 miles southwest from the Project site and storm waters will be diverted to the bio-retention basin on site. No impact will occur.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: Riverside County Flood Control and Water Conservation District.

LAND USE/PLANNING Would the project

28) Land Use

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

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

Findings of Fact:

a) The proposed Project site is currently vacant land. The Project site has an existing General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). The development pattern and surrounding land use designations are consistent with the proposed development of the Project site with single-family residential dwelling units. Therefore, impacts are less than significant.

b) The proposed Project site is located within the City Sphere of Influence of City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed Project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. (City of Riverside Land Use and Urban Design Element pg. LU. 134 No further discussion was warranted. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

29) Planning

a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority 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

Findings of Fact:

a) The Project site is currently zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). Although the proposed Project is not consistent with these zoning classifications, Change of Zone No. 7857 proposes to change the zoning to One-Family Dwelling (R-1). Upon approval of the zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. Therefore, no impacts will occur.

b) Properties to the north are zoned Residential Agricultural, 5-acre minimum (R-A-5), to the east and west One-Family Dwellings, 1-acre minimum (R-1-1), and to the south, Light Agriculture, 1-acre minimum (A-1-1). The proposed Project's change of zone will be compatible with the density and residential uses in the Project area. Impacts will be less than significant.

c) Existing land uses surrounding the Project site to the east, west and south are residential uses. The General Plan's land use designation for this Project area is for single-family detached residential development on large parcels of 1-2 acres. Future development of 38 single-family residences on the 38.3 acre site will be compatible with existing and future land uses in the area. The proposed Project will have less than significant impacts.

d) The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

e) The proposed Project will not disrupt or divide the physical arrangement of an establish community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
31) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

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

a) The proposed Project site is located approximately 7.5 miles west of March Air Reserve Base and is located within Zone E of the Airport Compatibility Plan. The noise impact in this zone is listed as low and is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities. However, given that the Project site is adjacent to Van Buren Boulevard an 'Urban Arterial Highway' noise impacts due to the airport will be negligible in comparison to vehicular traffic. In addition, mitigation measures as they relate to interior noise will require noise attenuation measures to ensure that noise levels will be less than significant..

b) The proposed Project site is not located within the vicinity of a private airstrip resulting in the exposure of people residing or working in the area to excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32) Railroad Noise

NA A B C D

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

Findings of Fact:

The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Interstate 215 is located approximately 7 miles east of the Project site and State Route 91 is located approximately 4 miles north of the Project site. The Noise Impact Analysis (NIA) prepared by Urban Crossroads for the proposed Project identifies that the principal sources of noise that will impact the Project site is vehicle noise from Van Buren Boulevard, located adjacent to the project site. The Project will also experience some background traffic noise impacts from the Project's internal roads, however due to the distance, topography and low traffic volume/speeds, traffic noise from these roads will not make a significant contribution to the noise environment. The NIA determined that Lots 1 and 22 would need the construction of a 4-foot high noise barrier, an 8-foot high noise barrier for Lot 23 and 7-foot high noise barriers for lots 24, 25, and 26 to reduce the exterior noise from 61.5 to 64.7 dBA CNEL. In addition to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria the interior noise mitigation measures described below are required. With incorporation of these mitigation measures, impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MITIGATION:

Exterior Noise Mitigation

Noise barriers:

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

- Lots 22: **4 foot high barrier**
- Lot 24, 25, and 26: **7 foot high barrier**
- Lot 23: **8 foot high barrier** The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior noise mitigation:

1. Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

3. Walls: At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

4. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

5. Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

6. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

Monitoring: Department of Building and Safety

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

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

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

Findings of Fact:

a) A Noise Impact Analysis (NIA) was prepared by Urban Crossroads dated March 3, 2015 for the proposed Project to determine potential impacts. The following discussion summarizes the information found in the NIA as a result of the proposed Project. The primary source of noise impacts to the Project site will be traffic noise from Van Buren Boulevard. The Project will also experience some background traffic noise impacts from the Project’s internal streets. However, due to the distance, topography and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

The NIA indicates that the unmitigated exterior noise levels at residential lots and adjacent to Van Buren Boulevard will range from 68.1 to 76.6 dBA CNEL; which exceeds the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use. Unmitigated Interior noise levels at the first floor building façade on lots adjacent to Van Buren Boulevard will range from 62.9 to 66.7 dBA CNEL and on the second floor will range from 67.8 to 76.0 dBA CNEL ; both of which exceed the County of Riverside’s 45 dBA CNEL interior noise level standard for residential use. However, with implementation of mitigation measures as noted above, impacts related to noise will be reduced to a level of less than significant within the acceptable County standard for exterior and interior residential noise levels. (COA. 10. PLANNING 23.)

b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), 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. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.

c) As stated above in a) the proposed Project will result in the exposure of people to noise in excess of the allowable standards of the General Plan. However, with the incorporation of the proposed mitigation measures impacts as they relate to noise will be considered less than significant. (COA. 10. PLANNING 23.)

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. However, this type of noise would be temporary and infrequent. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

POPULATION AND HOUSING Would the project				
36) Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of approximately 38 dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project is for the subdivision of a 38.3 acre site. The Project site is comprised of vacant land, no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

d) The Project is not located within a County Redevelopment Project Area. Therefore, the Project will have no impact.

e-f) The proposed Project will construct a total of 38 dwelling units generating a total of approximately 127 persons. Given that the land use designation for the Project site is for Very Low Density Residential, 1 to 2 acre lots, the projected population growth for this Project is consistent with the General Plan. Infrastructure improvements will be provided on-site, the bio-retention basin and off-site to ensure properties downstream of storm flows will not be damaged by an increase in storm water runoff. Van Buren Boulevard serves the Project site. Improvements such as curb and sidewalk will be required; however no expansion or extension of the roadway will occur. Impacts related to inducing population growth are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

37) 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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

38) Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

39) Schools

Source: Riverside Unified School District., GIS database

Findings of Fact:

The public schools serving the Project site would be Woodcrest Elementary school located approximately 1.7 miles from the Project site, Frank Augustus Miller Middle school located approximately 2.7 miles from the Project site and Ramona High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40) Libraries

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 closest public library is the Woodcrest Community Library which is located approximately 1.6 miles east of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval (COA 10. PLANNING 9.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

41) Health Services

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

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

RECREATION

42) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project will include a small tot lot with playground equipment and will serve the children of the neighborhood. The tot lot will be located directly south of Street 'D' and will be comprised of approximately .25 acres. Based on Ordinance 460, Section 10.35 Park and Recreation Fees and Dedications the dedication of land or fees shall be provided when land that is proposing to be subdivided is for residential uses. For the purposes of identifying the amount of park acreage required to serve the proposed Project, Section 10.35 (H) (b) of Ordinance No. 460 requires the use of the rate of 2.59 persons per dwelling unit with attached garages. The resulting estimate of 98 persons equates to the need to provide 0.5 acres of neighborhood or community park or the payment of fees. With the incorporation of Conditions of Approval 50. PLAN. 8 and 90. PLAN. 3., impacts will be less than significant.

b) As previously addressed, one tot lot will be provided within the Project scope. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities. Therefore, less than significant impacts will occur.

c) The applicant has requested to be annexed into Community Service Area 132 for, row landscaping, basin maintenance and street lights. Condition of Approval 50. PLAN. 7 requires that prior to recordation of the Map the applicant submit written proof that the annexation has occurred. Less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

43) Recreational Trails

Source: Riverside County General Plan, Lake Mathews/Woodcrest Area Plan, Figure 8 – Trails and Bikeway Systems.

Findings of Fact:

There are no designated General Plan trails located on the Project site. A designated Regional Trail is located along Mockingbird Canyon Road approximately 3,000 feet from the Project site. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project

44) Circulation

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

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of thirty-eight (38) single-family residential structures will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 38 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 38 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) Future development of the Project site will not 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 nor will it alter waterborne, rail or air traffic. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 38 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a Very High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 4

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required.

b) **Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

According to the Lake Mathews/Woodcrest Area Plan, the Project site is not located near any bike trails. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project
 45) **Water**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3 acre site into thirty eight (38) lots with an overall density of one lot per acre. Ultimate development of the site will likely result in the construction of 38 single family residences. As stated in a letter from Western Municipal Water District on February 19, 2015, Western would be the public water supplier for the Proposed Project, contingent upon the satisfaction of certain conditions as they pertain to obtaining all the necessary permits and approvals for the proposed development, the payment of connection fees, and compliance with Western's Rules and Regulations. Condition of approval 10. E. HEALTH 7, states that it is the responsibility of the developer to ensure that all the requirements of Western Municipal Water District are met and condition of approval 10. E. HEALTH 8, requires that the applicant obtain final approval from the Santa Ana Regional Water Quality Basin prior to any development for this Project. Riverside County Department of Environmental Health has reviewed and conditionally approved this Project and requires that their approval is required prior to issuance of building permits and final building inspection. Less than significant impacts will occur in regards to these issue areas.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46) Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project will result in the subdivision of 38.3 acres into thirty-eight (38) single-family residential lots. The Project site is located in an area primarily development with single-family residences on one acre or greater lots. Each lot in the proposed subdivision will be served by individual septic systems. The Environmental Health Department has accepted the preliminary onsite wastewater feasibility report from Earth-Strata; however upon building permit submittal a detailed soil percolation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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report for each lot is required as stated in condition of approval 10. E. HEALTH 5. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition the applicant will be required prior to the issuance of building permits to submit plans showing the proposed subsurface sewage disposal system and 100% expansion area. (COA: 80.E HEALTH.2). Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47) Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Conditions of approval 50. E. HEALTH 1, requires that prior to map recordation documentation from the approved waste hauler for the proposed Project be provided. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) and condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

48) Utilities

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

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

Source: Project Materials

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

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, AT&T, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

49) Energy Conservation

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

Source:

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. With the incorporation of Mitigation Measures related to these issue areas impacts will be reduced to a level of less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

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

Source: Staff review, Project application

Findings of Fact: As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 8/29/2017 11:11 AM

COUNTY OF RIVERSIDE
FILE NO(S).
MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts as identified in Environmental Assessment No. 42694, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of this project site will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
7. Biological Resources	Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.	Prior to grading permit issuance	EPD	Documentation that the appropriate mitigation credits have been purchased.
26. Hydrology	The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in	General, on-going	Project Proponent and Riverside	Installation of the 3-acre bio-retention basin.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
and Water Quality	Conditions of Approval 10. FLOOD RI. 12 and 13.	operational requirements.	County Flood Control and Water Conservation District.	
33. Highway Noise	<p>Exterior Noise Mitigation The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:</p> <ul style="list-style-type: none"> • Lots 22: 4 foot high barrier • Lot 24, 25, and 26: 7 foot high barrier • Lot 23: 8 foot high barrier <p>The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.</p> <p>The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.</p> <p>Barrier may be constructed using one of the following:</p> <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot. • Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot • Earth berm • Any combination of these materials 	Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.	Department of Building and Safety and Department of Env. Health	Submittal of Noise Study to Env. Health and finalization of building permits.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>Interior noise mitigation:</p> <p>7. <u>Windows:</u> All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.</p> <p>Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.</p> <p>8. <u>Doors:</u> All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.</p> <p>9. <u>Walls:</u> At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.</p> <p>10. <u>Roof:</u> Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <p>11. <u>Attic:</u> Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.</p> <p>12. <u>Ventilation:</u> Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive</p>			

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.</p> <p>A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.</p>			

TRACT MAP Tract #: TR36813

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for the subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a park, emergency secondary access, and a water quality detention basin. An exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

As a part of this subdivision a change of zone has been adopted to revise the project site's zoning classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1).

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.

TRACT MAP Tract #: TR36813

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10. GENERAL CONDITIONS

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

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

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. 36813 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36813 dated June 14, 2017.

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.

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 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

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10. GENERAL CONDITIONS

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

tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: Tentative Tract Map No. 36813, Preliminary Noise Impact Analysis, County of Riverside, March, 3, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36813 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 13, 2015 c/o Steve Uhlman.

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

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 5 MAP - USE OF ONSITE SYSTEMS RECOMMND

he Department of Environmental Health (DEH) will accept for review the proposed use of Onsite Wastewater Treatment System (s) (OWTS) fo Tentative Tract Map/ Tentative Parcel Map#36813 based on preliminary onsite wastewater feasibility report dated June 24,

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10. GENERAL CONDITIONS

10.E HEALTH. 5 MAP - USE OF ONSITE SYSTEMS (cont.) RECOMMND

2015 by Earth Strata, Inc. Upon building submittal, applicant must submit to DEH for review and approval, a detailed soils percolation report specific to each individual lot along with three copies of detailed contoured plot plans, wet stamped and signed by Professional of record drawn to scale (1"=10' to 1"=40') showing the location of all applicable detail as required in the DEH technical manual. If grading is proposed, applicant must show all pertinent detail on scaled precise grading plans wet stamped by the professional of record.

10.E HEALTH. 7 USE - POTABLE WATER SERVICE RECOMMND

TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

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

10.E HEALTH. 8 USE - SARWQCB CLEARANCE RECOMMND

The Santa Ana Regional Water Quality Control Board (SARWQCB) has granted preliminary clearance for the entitlement of TR36813. Based on the letter written by Susan Beeson on September 29, 2015, in order to obtain final approval from the SARWQCB, additional items must be submitted to them for consideration. A final approval from the SARWQCB will be required prior to any development for this project.

FIRE DEPARTMENT

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

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 544-563-197

Tract Map 36813 is a proposal for a Schedule B subdivision to subdivide 38.3 acres into residential lots in the Woodcrest area. The site is located the north side of Van Buren Boulevard, approximately 500 feet west of Whispering Spur Drive. Change of Zone 07857, which proposes to change the current zoning of the site from One-Family Dwellings 1-Acre Minimum (R-1-1), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 5-Acre Minimum (R-A-5) to One Family Dwellings 1/2-Acre Minimum (R-1-1/2), One Family Dwellings 1-Acre Minimum (R-1-1), and One Family Dwellings 2-Acre Minimum (R-1-2) is being processed concurrently.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A watercourse with a tributary drainage area of approximately 7 acres enters the site at the northeast corner in the proximity of Lot 11. This watercourse traverses the length of the site and exits at the southwest corner with the bulk of the onsite flows. Another watercourse with a tributary drainage area of 15 acres traverses the southeast corner of the site in the proximity of Lot 22. The northern portion of the site naturally drains to the northwest corner while the southeast corner drains to the south. The bulk of the site drains to the southwest corner of the site.

Offsite stormwater runoff tributary to the northeast and southeast corners of the site are collected in concrete swales contained within an easement/open space lot that is maintained by the Home Owners Association. The pad elevations for Lots 10, 11, 22 and 23 are shown to be a minimum of 1 foot above the water surface elevation for the swales (shown in cross sections B and G).

The developer is proposing to grade the site to collect all of the onsite stormwater runoff and convey it to the mitigation/bio-retention basin. This is a diversion of drainage areas and stormwater runoff with appropriate mitigation measures to offset any impacts to downstream property owners. Mitigation for any approved diversions shall be for the 100-year storm event in addition to the Increased Runoff Criteria. The basin has been sized for water quality mitigation and flowrate attenuation. All

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Outlet points will be designed to discharge stormwater runoff in a manner that post-developed flowrates are reduced to the same as or less than the pre-developed flowrates. Additionally, a drainage easement shall be obtained from the affected downstream property owner(s) for the release of concentrated storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of any permits for the project.

In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet alternative.

This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure; therefore the District is concerned about development occurring in this watershed. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development could be offered by the developer to the County. The developer has written a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement. The letter and the signed agreement have been submitted to the District for execution.

10.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP MOCKINGBIRD FEE (cont.) RECOMMND

Developer and the County to this effect has been executed concurrent with the Board of Supervisors approval of this project. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

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

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

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

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

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

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

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

No outlet pipe(s) shall 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.

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10. GENERAL CONDITIONS

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

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

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

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

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

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

WQMP.

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

10.FLOOD RI. 20 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

PLANNING DEPARTMENT

10.PLANNING. 1 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 B, unless modified by the conditions listed herein.

10.PLANNING. 2 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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 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. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback on interior lots shall not be less than ten percent of the width of the lot, but not less than three feet in any event, and need not exceed a width of five feet.
- d. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.
- e. The rear yard setback shall not be less than ten feet.
- f. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
- g. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- h. The maximum height of any building shall not exceed three stories, with a maximum height of 40 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

i. The minimum lot size is 20,034 square feet for lot No. 31 and the maximum lot size is 109,898 square feet for lot No. 11.

j. No more than 50% of the lot shall be covered by structure.

k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 10 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.

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 11 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 County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]

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

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

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

[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. 12 MAP - DESIGN GUIDELINES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 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. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 16 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 18 MAP- GEO02446

RECOMMND

County Geologic Report (GEO) No. 2446, submitted for this project (TR36813) was prepared by Earth-Strata Inc.:
"Preliminary Geotechnical Interpretive Report Proposed Van Buren Hills Residential Development, Assessor's Parcel Numbers 273-450-2, 273-450-3, 273-450-18 and 273-450-19, Located on the North of Van Buren Boulevard and West of

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP- GEO02446 (cont.)

RECOMMND

Whispering Spur Street, Riverside Area, Riverside County, California", dated June 30, 2014.

GEO02446 concluded:

- 1.No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Different types of ground failure, which include landslides, ground lurching, shallow ground rupture and liquefaction/lateral spreading are considered unlikely.
- 3.The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote.
- 4.The potential for subsidence is considered low to remote.
- 5.The potential for seismically induced flooding due to a tsunamis is considered nonexistent.
- 6.The likelihood for induced flooding due to a seiche is considered nonexistent.

GEO 02446 recommended:

- 1.Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded.
- 2.Sub-drain systems should be installed in all canyon areas, buttresses, fill over cut slopes, and/or stabilization fills.

GEO No. 2446 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2446 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 19

MAP - PDA4973R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4973r1 submitted for this project (TR36813) was prepared by Archaeological Associates and is entitled: "_Proposal to conduct Phase II Archaeological Significance Evaluations for the 30.01 acre

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - PDA4973R1 ACCEPTED (cont.) RECOMMND

Van Buren Hills project northeast of the intersection of Van Buren and Pick Place, Woodcrest, Riverside County," dated March 23.
This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 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 48 hours after being notified by the commission.
(1) The MLD identified fails to make a recommendation; or

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 21 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 County Archaeologist 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 County Archaeologist, 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. 22 MAP - PDA05015R3 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 5015R3 submitted for this project (TR36813) was prepared by Robert White of Archaeological Associates and is entitled: "Cultural Resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Boulevard and Pick Place, Woodcrest, Riverside County", dated April 2017.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - PDA05015R3 ACCEPTED (cont.)

RECOMMND

PDA05013r3concludes: Twelve sites were recorded and tested for evaluation purposes. None of the sites were determined to be eligible for the California Register and thus are not significant.

PDA05013r3 recommends:

- (1) Cultural and Native American monitoring during ground disturbing activities.
- (2) ESA fencing around features at sites 1, 2, 3a, 3b, 4.
- (3) Attempt to relocate features 11a, 8, 6a.
- (4) Residue analysis on a sample of the features that will be destroyed.

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

10.PLANNING. 23 MAP - ALUC Conditions

RECOMMND

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal and incinerators.)

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. A notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon that the Project site is located within the vicinity of an Airport and inconveniences may occur such as, noise, vibrations and odors.

4. Any new aboveground detention or water quality basins

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ALUC Conditions (cont.)

RECOMMND

on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 24 MAP - MITIGATION MONITOR PROG

RECOMMND

Biological Resources - MITIGATION MEASURE - Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

IMPLEMENTING/TIMING - Prior to issuance of a grading permit.

RESPONSIBLE PARTY - EPD

MONITORING/REPORTING METHOD - Documentation that the appropriate mitigation credits have been purchased.

Hydrology and Water Quality - MITIGATION MEASURE - The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

IMPLEMENTATION TIMINIG- General, on-going operational requirements.

RESPONSIBLE PARTY - Project Proponent and Riverside County Flood Control and Water Conservation District.

MONITORING/REPORT MEDTHOD - Installation of the 3-acre bio-retention basin.

Highway Noise - MITIGATION MEASURE-
Exterior Noise Mitigation

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10. GENERAL CONDITIONS

10.PLANNING. 24

MAP - MITIGATION MONITOR PROG (cont.)

RECOMMND

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

"Lots 22: 4 foot high barrier

"Lot 24, 25, and 26: 7 foot high barrier

"Lot 23: 8 foot high barrier

The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

"Masonry block

"Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.

"Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

"Earth berm

"Any combination of these materials

Interior noise mitigation:

7.Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

8.Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

9.Walls: At any penetration of exterior walls by pipes,

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10.PLANNING. 24 MAP - MITIGATION MONITOR PROG (cont.) (cont.)RECOMMND

ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

10.Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

11.Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

12.Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

IMPLEMENTATION TIMING - Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.

RESPONSIBLE PARTY - Department of Building and Safety and Department of Env. Health

MONITORING/REPORTING METHOD -Submittal of Noise Study to Env. Health and finalization of building permits.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities providing mitigation to ensure that any concentrated outflow is less than or equal to the existing concentrated outflow in accordance with the final drainage study 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

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10. GENERAL CONDITIONS

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

ENCROACHMENTS BY LANDFILLS ARE ALLOWED".

The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

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

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

10.TRANS. 7 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 9 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation 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 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.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

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

10.WASTE. 3 MAP - LANDSCAPE PRACTICES

RECOMMND

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

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

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

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

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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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 2 MAP - WATER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water service for this project, PRIOR TO MAP RECORDATION.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 MAP - RWQCB OK

RECOMMND

A clearance letter from ~~the~~ Santa Ana Regional Water Quality Control Board is required.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to final map recordation an Environmental Constraints Sheet shall be prepared and included with the final map.

The constrained areas will conform to the areas mapped as "Preserved Drainage Area," and are outside the mapped "Project Footprint" on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation TR36813," Dated July 21, 2015 updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riverine) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.. 2 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 a Very High Fire Hazard Severity Zone in the Local Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Government Code and Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code.

50.FIRE. 4 MAP-#47-SECONDARY ACCESS RECOMMND

The secondary access design shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. The Lot D interface with Van Buren Blvd will be subject to the Transportation and Fire Departments' reviews and approvals.

50.FIRE. 5 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; contain 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, a copy shall be provided to the Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 11 MAP MOCKINGBIRD FEE RECOMMND

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT (cont.) RECOMMND
alternative.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

he 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 conform to the lot sizes as shown on the approved TENTATIVE MAP.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as provided in Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7857 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

50.PLANNING. 5 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

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

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 132.

50.PLANNING. 8 MAP- QUIMBY FEES (1) 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 the Quimby Fee authorization organization which demonstrates satisfaction of the County that the land divider has provided payments of park & recreation fees and or dedication of land for TENTATIVE MAP in accordance with County Ordinance No. 460. If no such authorization is in effect at map recordation this condition shall not apply.

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP- ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"Lot Nos.23, 24, 25 and 26, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 17

MAP - ECS NOTE MAP CONSTRAINT

DRAFT

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 Department. This constraint affects lots as shown on the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT (cont.) DRAFT
 " Environmental Constraints Sheet."

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 34 MAP- ECS AFFECTED LOTS RECOMMND

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

"ENVIRONMENTAL CONSTRAINT NOTE:
nvironmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s) ____] [This affects all [Parcels] [Lots]]"

50.PLANNING. 35 MAP - ECS SHEET (CULTURAL) RECOMMND

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of milling features as follows: Site 1, Site 2, Site 3a and 3b and site 4.

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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - ACCESS RESTRICTION/SUR

RECOMMND

Lot access shall be restricted on Van Buren Boulevard and so noted on the final map.

50.TRANS. 2 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. 3 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. 4 MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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 or other electric provider.

50.TRANS. 5 MAP - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6

MAP - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 7

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) Landscaping along Van Buren Boulevard.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.
- (4) Street sweeping.

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 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. 9 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. 10 MAP - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 11 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 12 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - UTILITY PLAN (cont.) RECOMMND

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 13 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.

50.TRANS. 14 MAP - DEDICATIONS RECOMMND

Streets "A" thru "D" are reserved private streets and shall be improved with 36' full-width AC pavement, 6" AC dike, within the 56' full-width private road easement in accordance with County Standard No. 105, Section "B", Ordinance 461, (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right-of-ingress and egress for emergency vehicles.

Street "A" (between Van Buren Boulevard and street B) is a reserved private street and shall be improved with 50' full-width AC pavement; 6" AC dike, within 80' private road easement in accordance with County Standard No. 103, Section "B", Ordinance 461. (50'/80') (Modified for increased easement width from 74' to 80' and increased improvement from 44' to 50' AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-ingress and egress for emergency vehicles.

NOTE: 1) A 8' curbed raised median shall be constructed at the centerline.

2) The nose of the median shall be 35' from the flowline of the adjacent street (minimum), call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - EXISTING MAINTAINED

RECOMMND

Van Buren Boulevard (public road) along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be improved with 8" concrete curb and gutter, located 55' to 63' from centerline, 8" curbed landscape median, and match up asphalt concrete paving; reconstruct; or resurfacing of existing paving as determine by the Transportation Department within the 76' to 84' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (Modified for increasing right-of-way from 76' to 76'-84' and increased improvements from 55' AC pavement to 55'-63' AC pavement.)

- NOTE: 1) A 5' meandering concrete sidewalk shall be constructed per County Standard No. 401, Ordinance 461 within the 21' parkway.
- 2) No swale shall be constructed within the road right-of-way.
- 3) The interface of lot D to Van Buren Boulevard shall be subject to the review of the Fire and Transportation Departments.
- 4) A cash-in-lieu fee shall be paid for the construction of the curbed median.

50.TRANS. 16

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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.

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 a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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).

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

determine appropriate types of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

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 (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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 biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - RIVERINE MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 4 EPD - TEMPORARY FENCE

RECOMMND

The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section the Determination of Biologically Equivalent or Superior Preservation. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance to ensure compliance with this condition.

60.EPD. 5 EPD - PERMANENT FENCE

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR
OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 EPD - PERMANENT FENCE (cont.)

RECOMMND

areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated MSHCP Riverine area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cant pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING (cont.)

RECOMMND

and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

INEFFECT

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

60.FLOOD RI. 9 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

60.FLOOD RI. 10 MAP DRAINAGE EASEMENT

RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement. This may require a reduction in the amount of lots created with the map.

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60. PRIOR TO GRADING PRMT ISSUANCE

ININGING DEPARTMENT

60.ININGING. 25 MAP - CULTURAL SENSITIVITY, TRA RECOMMND

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- PARCEL MAXIMUM GRADING RECOMMND

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

60.PLANNING. 5 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. 6 MAP - HILLSIDE DEV. STANDARDS DRAFT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

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. 8

MAP*- GRADING & BRUSHING AREA

DRAFT

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 15

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 38.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 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. 17 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. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7857 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 23 MAP - PROJECT ARCHAEOLOGIST RECOMMND

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PROJECT ARCHAEOLOGIST (cont.)

RECOMMND

Monitoring Plans shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with and retain a Native American Monitor from the appropriate tribe. (Morongo, Pechanga, Soboba)

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American 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.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 25 MAP - FEATURE RELOCATION

RECOMMND

Site(s) features 11a, 8 and 6a cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - FEATURE RELOCATION (cont.) RECOMMND

archaeological methods; any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

60.PLANNING. 26 MAP - TEMPORARY FENCING RECOMMND

Temporary fencing shall be required for the protection of cultural site(s) features 1, 2, 3a and 3b and 4 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

60.PLANNING. 27 MAP - RESIDUE ANALYSIS RECOMMND

Prior to Grading Permit, specimens from #5 bedrock milling features will be collected and submitted for analysis of protein residues. These shall include: 6B, 7A, 10A or 10B, 10D, 11B. Results shall be included in the Phase IV Monitoring Report.

TRANS DEPARTMENT

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT (cont.) RECOMMND

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT RECOMMND

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - ARTIFACT DISPOSITION

RECOMMND

Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS. GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 2 USE - SEPTIC PLOT PLAN RECOMMND

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ. RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCE INSTALL RECOMMND

FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a building permit, The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - PERMANENT FENCE INSTALL (cont.) RECOMMND

entitled "Determination of Biologically Equivalent or Superior Preservation," dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

80.FIRE. 1 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
East County- Palm Desert Office 760-863-8886

80.FIRE. 2 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.

Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

80.FLOOD RI. 5 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

PLANNING DEPARTMENT

80.PLANNING. 1 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP- PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN DRAFT

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. 9 MAP - ACOUSTICAL STUDY DRAFT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law. Compliance with the school mitigation requirement shall be shown by the payment of the appropriate fees.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 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. 14 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (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 plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

If the land developer is proposing a model home complex a plot plan application shall be submitted to the County Planning Department pursuant to the 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

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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 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. 16 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.

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80.PLANNING. 18 MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to 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 plan shall be in compliance with Ordinance No. 348 and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel.

F. Fencing within the interior of the subdivision (Lots 27 -38 as shown on Map) may have interior side yard and rear fencing comprised of tan vinyl fencing as shown on the conceptual landscape plan. All other rear yard and visible side yard fencing shall be split face or slump stone. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

G. Except for the desert areas, all lots having rear and/or

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80.PLANNING. 18 MAP- Walls/Fencing Plans (cont.)

RECOMMND

side yards facing local streets or otherwise open to public view shall have fences or walls constructed of split face masonry or slumpstone.

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. The perimeter wall surrounding the subject property shall be constructed of split face block wall or slumpstone. In addition to reduce the monotony please provide decorative pilasters along the eastern and western portion of the project site.

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) Landscaping along Van Buren Boulevard.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Whispering Spur Drive (Canyon View Drive).

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80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.

(5) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation 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 provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) 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

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80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 Transportation 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 Transportation 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 Transportation Department shall clear this condition.

80.TRANS. 3 MAP - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

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

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80.TRANS. 4

MAP - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval. Front yards shall not have turf lawns.
2. Common areas and open space landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval.
3. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
4. Project shall prepare water use calculations as outlined in Ord 589.3.
5. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
6. Trees shall be hydrozoned separately.
7. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.
8. Project shall use County standard details for which the application is available in County Standard Detail Format.
9. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
10. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
11. Landscape improvements located within County maintained ROW (Van Buren Blvd) shall be annexed and design/installed per LLMD 89-1-C/CFD standards

WASTE DEPARTMENT

80.WASTE. 1

MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction

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80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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 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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct a six (6) foot double sided split face or slumpstone tan block wall around the east, west and north boundry lines of the subject property. The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

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90.PLANNING. 3 MAP- QUIMBY FEES (2) (cont.) RECOMMND

park use in accordance with County Ordinance No. 460 has taken place. If no such authority is in effect at map recordation, this condition shall not 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

Walls and Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 38.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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. 42694.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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 - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

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90.TRANS. 4 MAP - 80% COMPLETION (cont.)

RECOMMND

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

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90.TRANS. 4- MAP - 80% COMPLETION (cont.) (cont.) RECOMMND
accordance with County Ordinance 461.

90.TRANS. 5- MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Van Buren Boulevard.

90.TRANS. 6- MAP - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.TRANS. 7- MAP - LNDSCP INSPECTN RQRMNTS RECOMMND

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site

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90.TRANS. 7 MAP - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

WASTE DEPARTMENT

90.WASTE. 1 MAP - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
1st District Supervisor
1st District Planning Commissioner

City of Riverside
Riverside Unified School District
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting 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.

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 **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctima.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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 17, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Lake Elsinore

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Russell Betts
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Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerini
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
REVISED DIRECTOR’S DETERMINATION – Revised Director’s determination based
on the new proposed zoning of R-1 One-Family Dwellings submitted by the
applicant/Riverside County Planning**

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to ~~R-1 ½, R-1-1, and R-1-2.~~ **R-1 (One-Family Dwellings).**

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

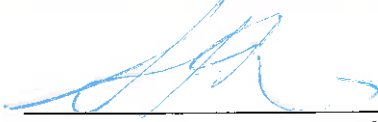
As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerini, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

AIRPORT LAND USE COMMISSION



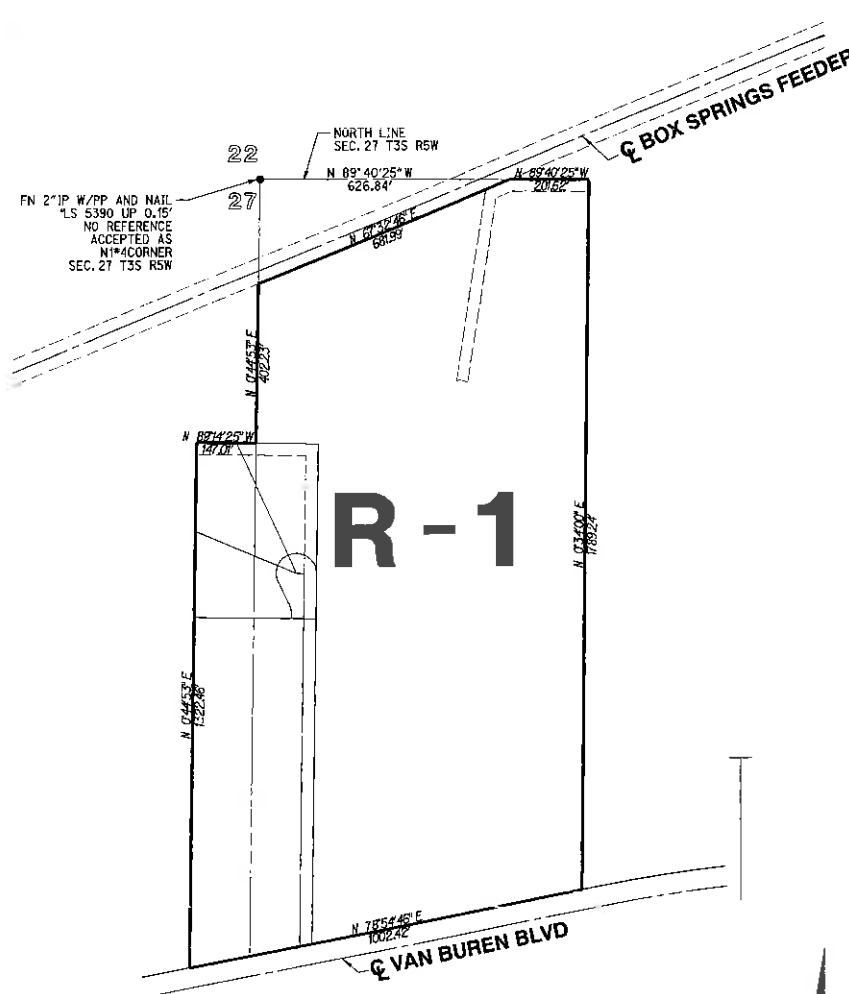
Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc

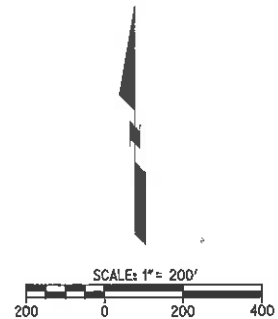
SEC. 27, T. 3S., R. 5W S. B. B. & M.



LEGEND

R-1

ONE-FAMILY DWELLINGS



MAP NO.
CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS
DISTRICT

CHANGE OF ZONE CASE NO. 07857
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
_____, 2017
RIVERSIDE COUNTY BOARD OF SUPERVISORS



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Rod Ballance
Riverside

VICE CHAIRMAN
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Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

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RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to R-1-½, R-1-1, and R-1-2.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Steven Stewart
Palm Springs

STAFF

Director
Simon Housman

John Guerin
Paul Rull
Barbara Santos

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1263MA17 – Letter 2 of 2
Related File No.: TR36813 (Tentative Tract Map)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TR36813 (Tentative Tract Map No. 36813), a proposal to subdivide 38.3 acres located within the boundaries of the Lake Mathews/Woodcrest Area Plan, northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place, into 38 single-family residential lots.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of the site is more than 500 feet lower than the elevation of March’s Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level). The site is located more than 20,000 feet from the runway at Riverside Municipal Airport. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an

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4080 Lemon St., 14th Floor.
Riverside, CA 92501
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AIRPORT LAND USE COMMISSION

initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.TRLTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAA Part 77 Military Outer Horizontal Surface Limits
 - FAA Part 77 Notification Area

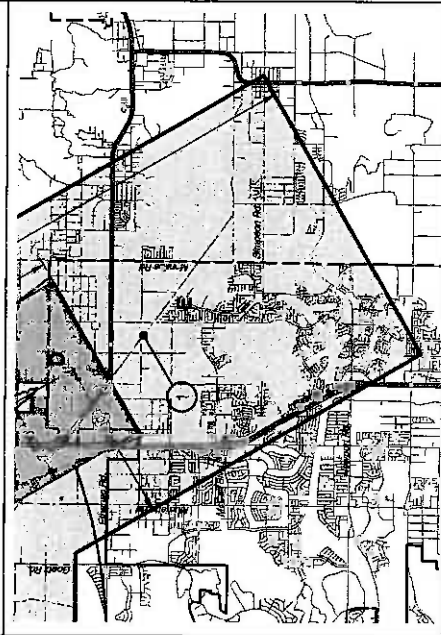
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 22 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,595 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

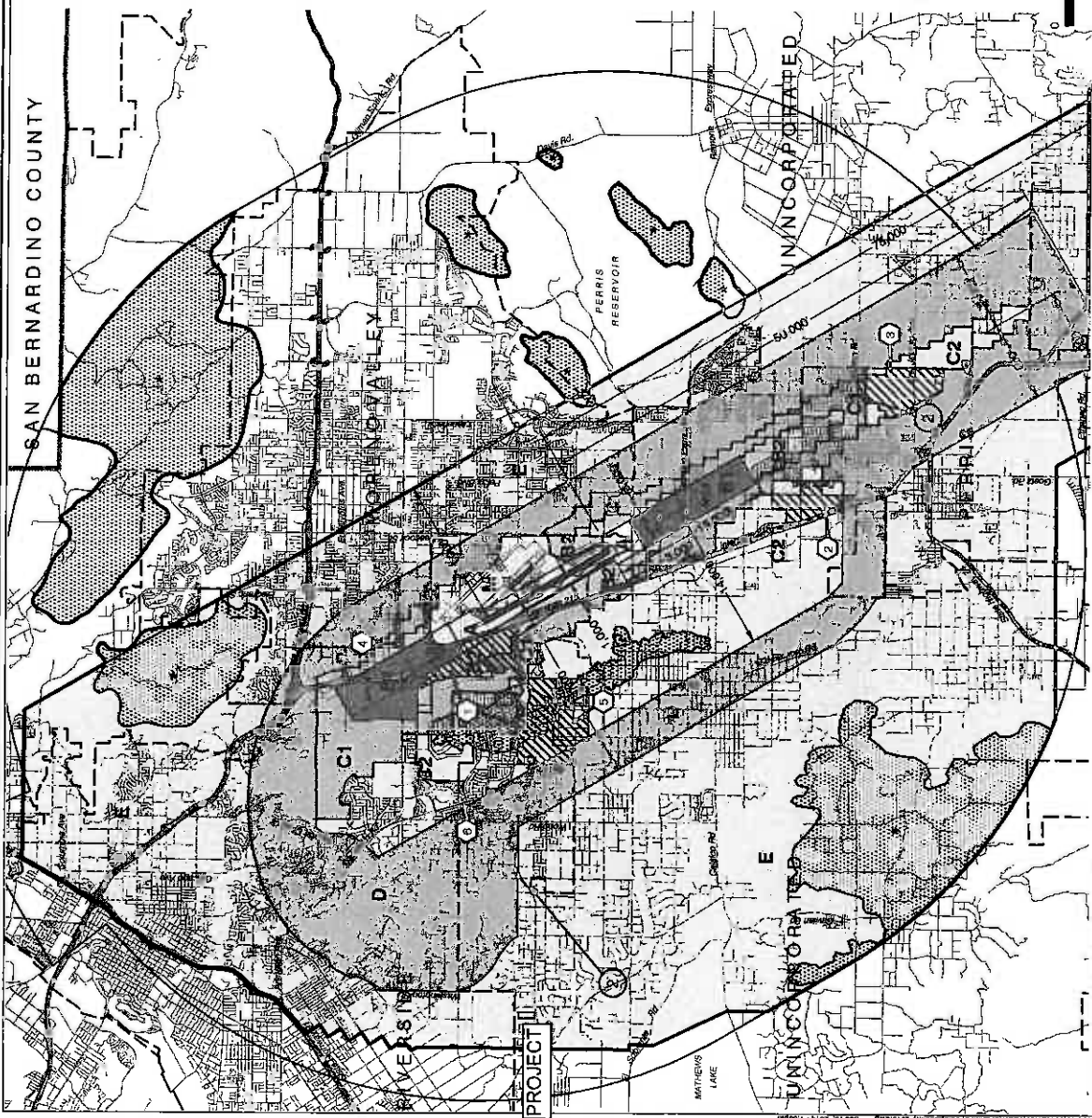
INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

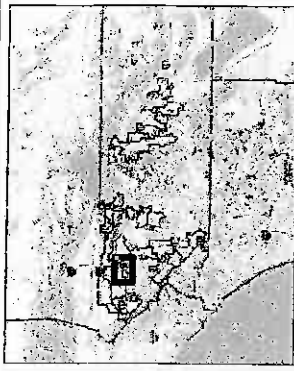
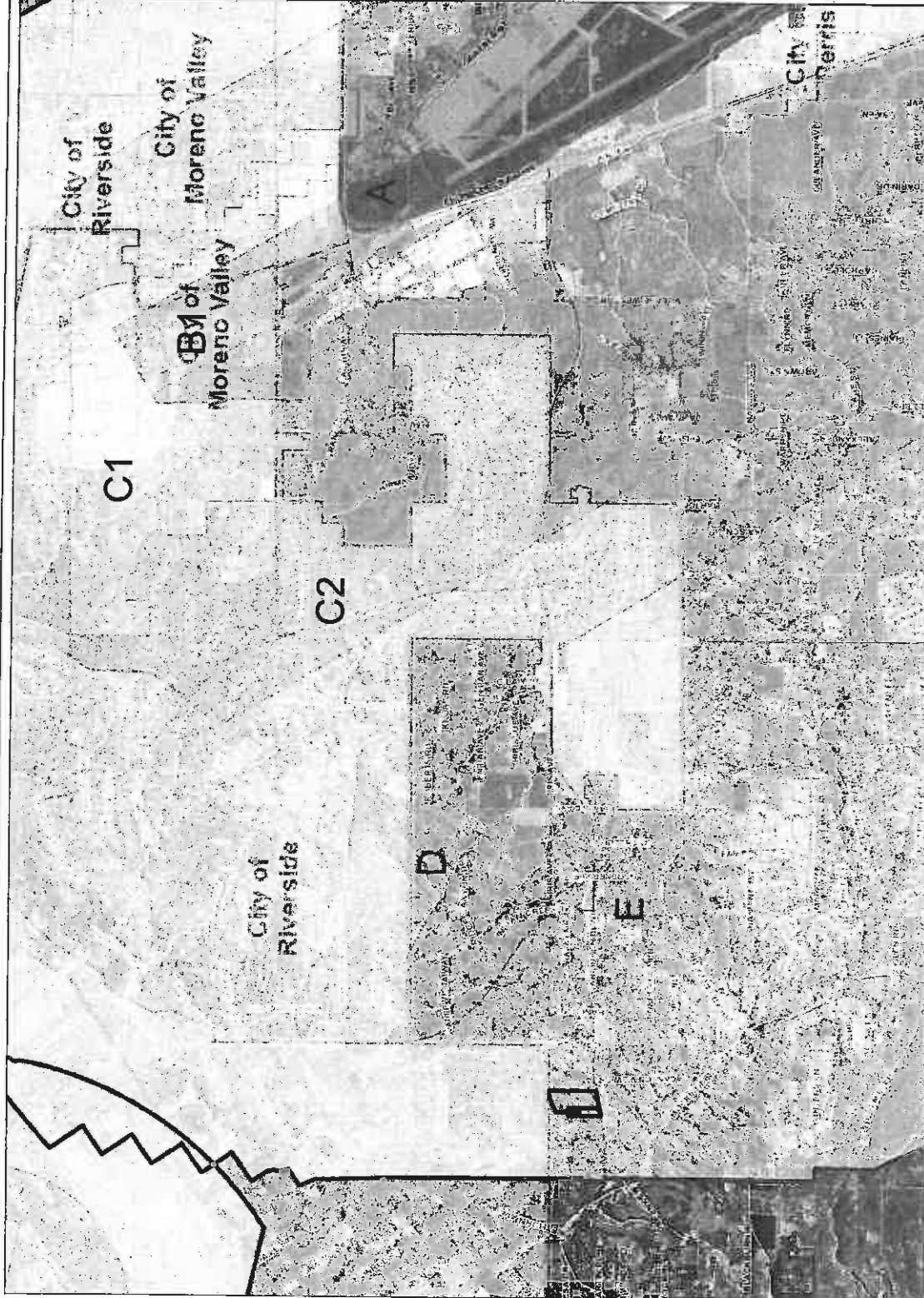


Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

My Map



Legend	
	Airports
	AIA
Airport Compatibility	
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6
	C2-HIGHT

Notes

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

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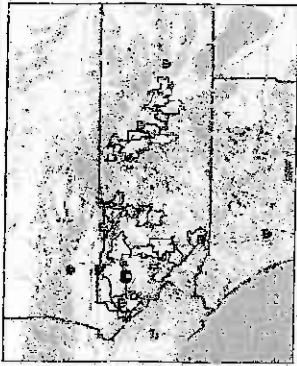
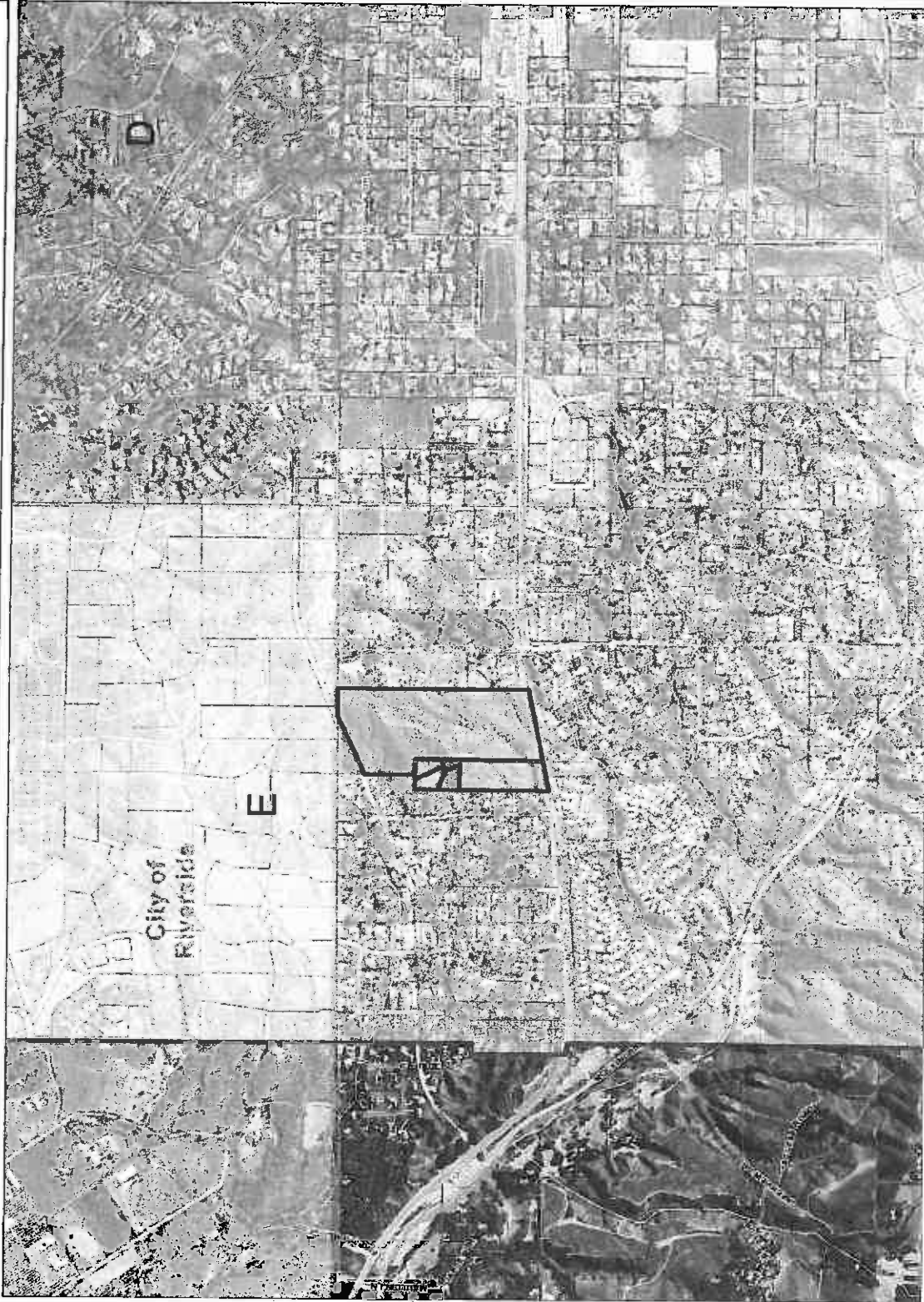
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0 7,292 14,584 Feet



My Map



Legend



Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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0 1,823

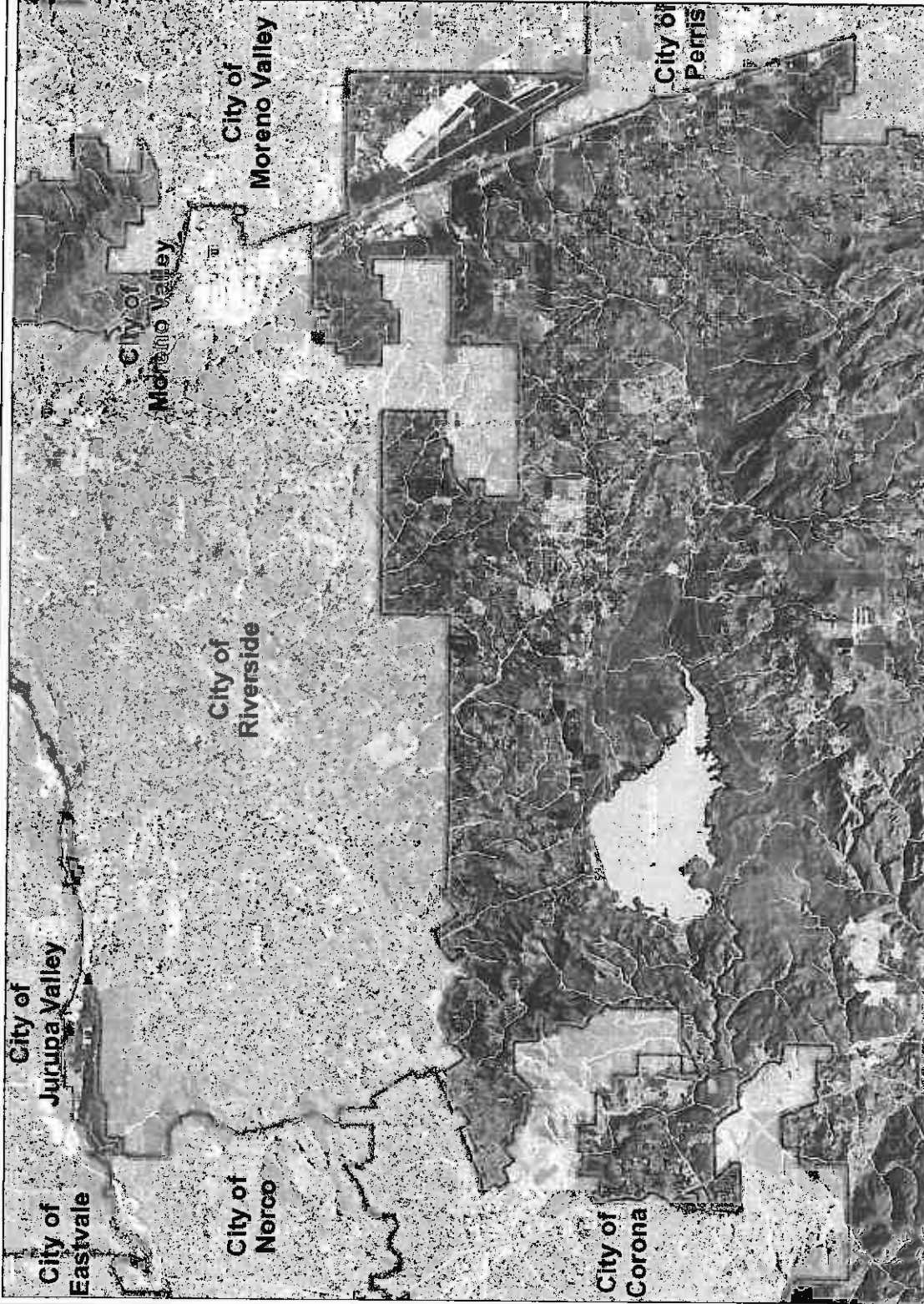
3,646 Feet



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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities

Notes

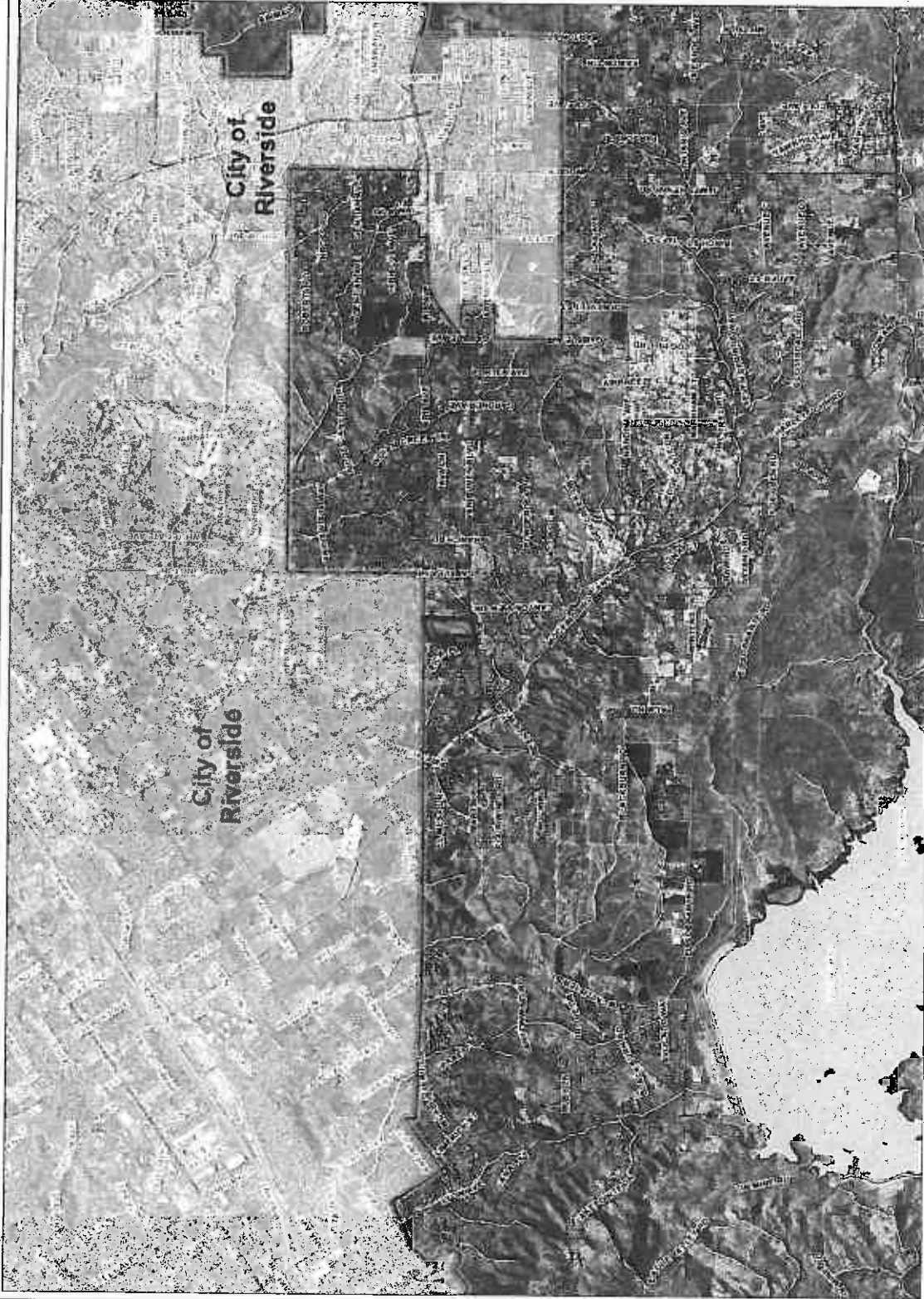
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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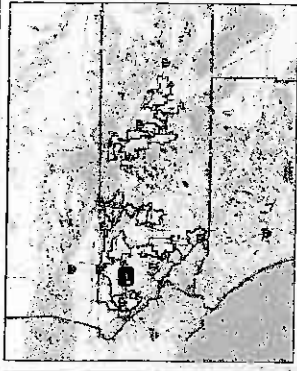
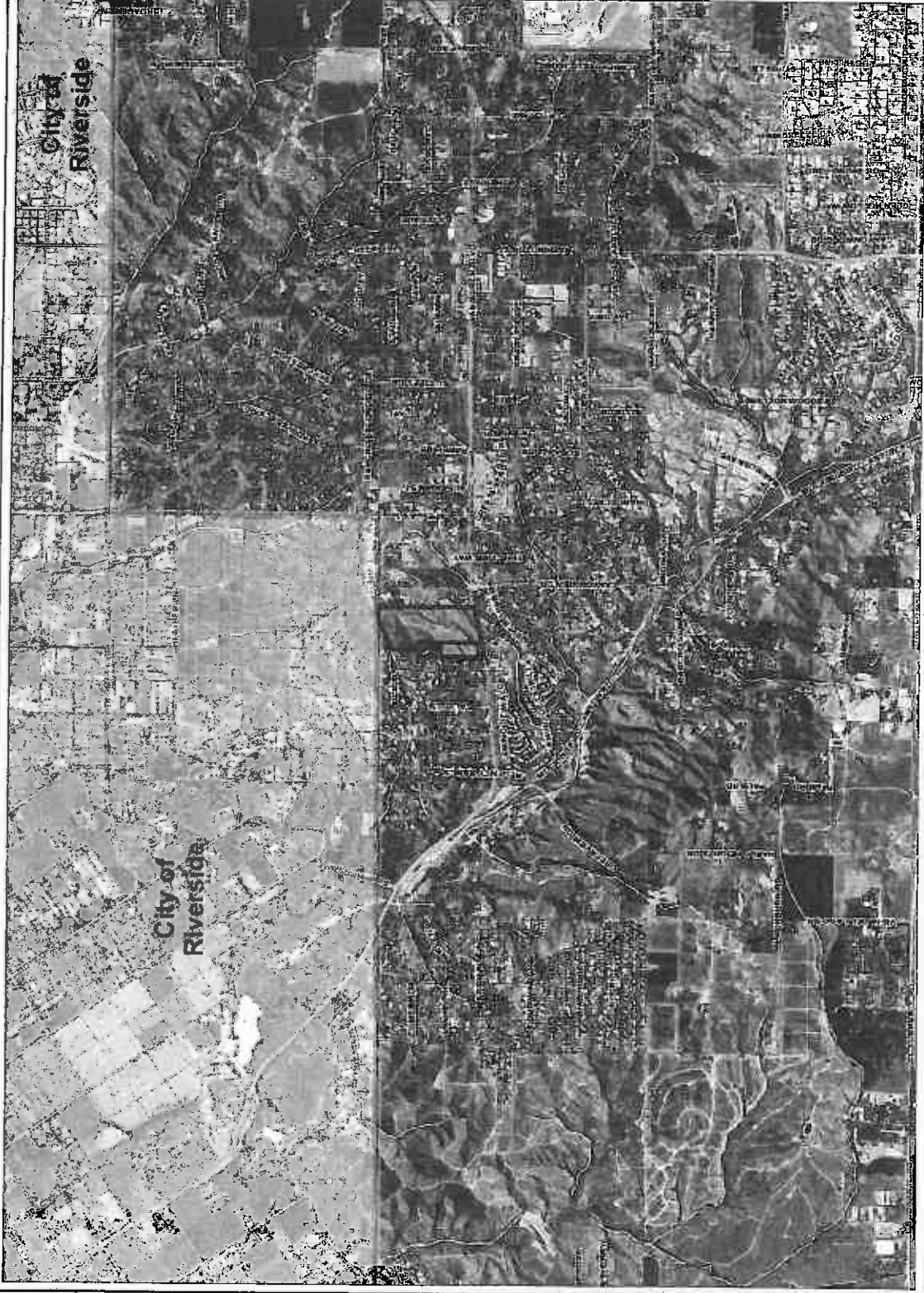


0 7,292 14,584 Feet

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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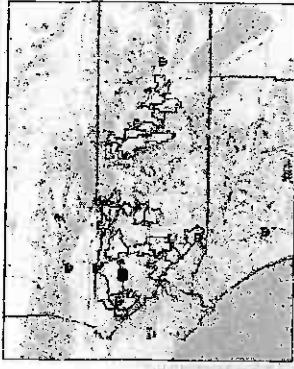
0 3,646 7,292 Feet



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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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0 1,823

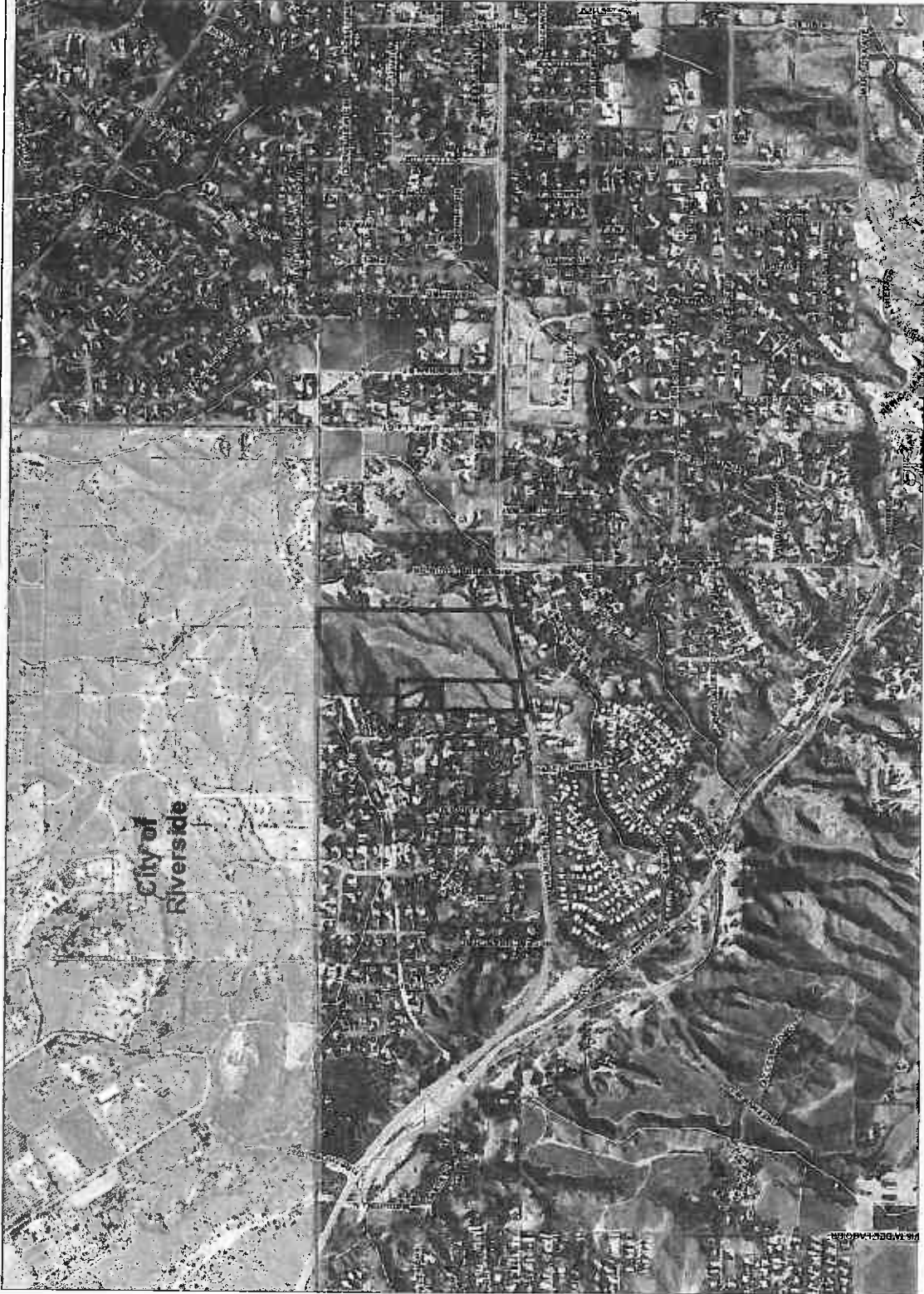
3,646 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

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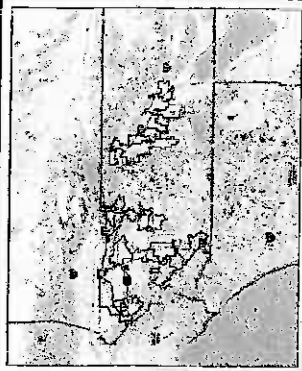
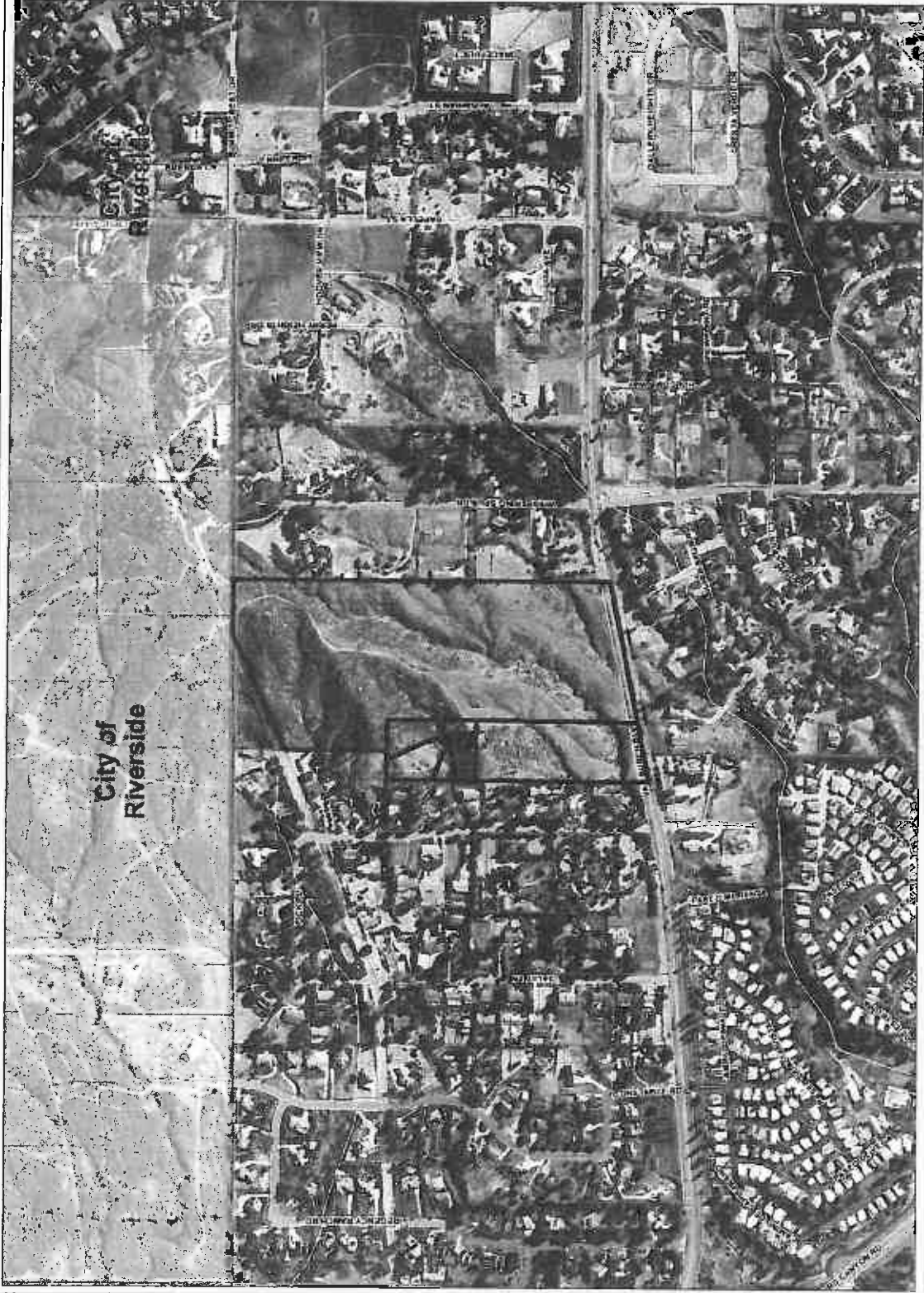


0 1,823 3,646 Feet

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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography
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- Rivers

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0 911 1,823 Feet



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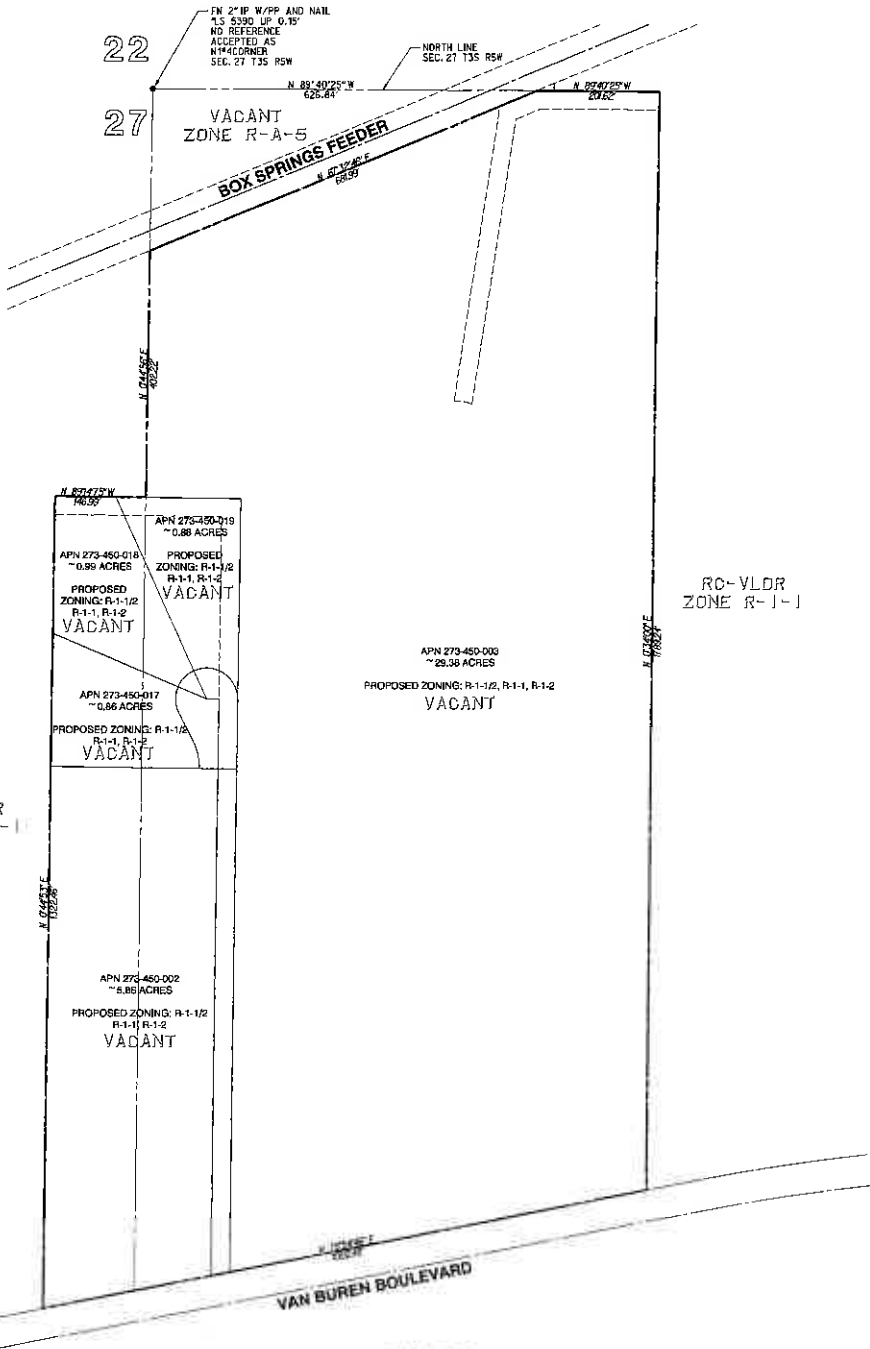
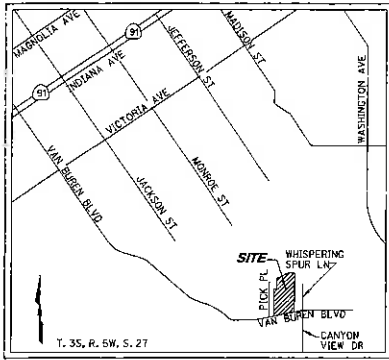
Van Buren Hills Estates TR36813



CHANGE OF ZONE PRIMARY EXHIBIT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

PREPARED: MARCH 19, 2014
CHANGE OF ZONE CASE NO. 07857



OWNER/APPLICANT

VAN BUREN HILLS, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
(909) 481-1151
CONTACT: PETER J. PITASSI

ENGINEER

RICK ENGINEERING COMPANY
1110 JOWA AVE, SUITE 100
RIVERSIDE, CA 92507
(951) 512-0707
CONTACT: RICHARD O'NEILL

UTILITY PURVEYORS

WATER: WWD
SEWER: SEPTIC
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: AT&T
CABLE TV: TIME WARNER
STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
FIRE: RIVERSIDE COUNTY FIRE DEPARTMENT

SCHOOL DISTRICT

RIVERSIDE UNIFIED

APN'S

273-450-002, 273-450-003, 273-450-017,
273-450-018, 273-450-019

THOMAS BROTHERS MAP

2012 SAN BERNARDINO/RIVERSIDE EDITION
PAGE 745, GRID F3 AND F4

ZONING AND LAND USE

EXISTING ZONING: R-1-1/2, R-1-1, R-A-5
EXISTING LAND USE: RC-VLDR
EXISTING SURROUNDING LAND USE: RC-VLDR
PROPOSED ZONING: R-1-1/2, R-1-1, R-1-2
PROPOSED LAND USE: RC-VLDR

FINAL ZONE DESIGNATION WILL BE DETERMINED AT TIME OF FINAL MAP RECORDATION. FINAL LOTS WILL BE ASSIGNED BASED ON THE LARGEST APPLICABLE AREA SUFFIX.

PROJECT ACREAGE

38.3 AC. GROSS, 37.7 AC. NET

FLOODPLAIN

THE ENTIRE PROJECT SITE LIES WITHIN A DELINEATED FLOOD ZONE 1 UNDEVELOPED

LEGAL DESCRIPTION

THE PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, LOCATED WITHIN THE COUNTY OF RIVERSIDE IN THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE WEST BY THE EAST LINE OF TRACT NO. 9412 FILED IN MAP BOOK 105 PAGES 6 THROUGH 9 INCLUSIVE OF MAPS OF SAID RIVERSIDE COUNTY;

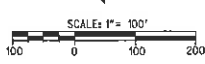
BOUNDED ON THE SOUTH BY THE NORTHERLY SIDE LINE OF VAN BUREN BOULEVARD BEING THE STRIP OF LAND 100 FEET WIDE, CONDEMNED BY THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY PURPOSES, BY ORDER OF CONDEMNATION & CERTIFIED COPY OF WHICH WAS RECORDED MAY 1, 1942, IN BOOK 540, PAGE 355, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE EAST BY THE WESTERLY LINE OF PARCEL MAP 5419 FILED IN MAP BOOK 10 PAGE 57 OF PARCEL MAPS OF SAID RIVERSIDE COUNTY;

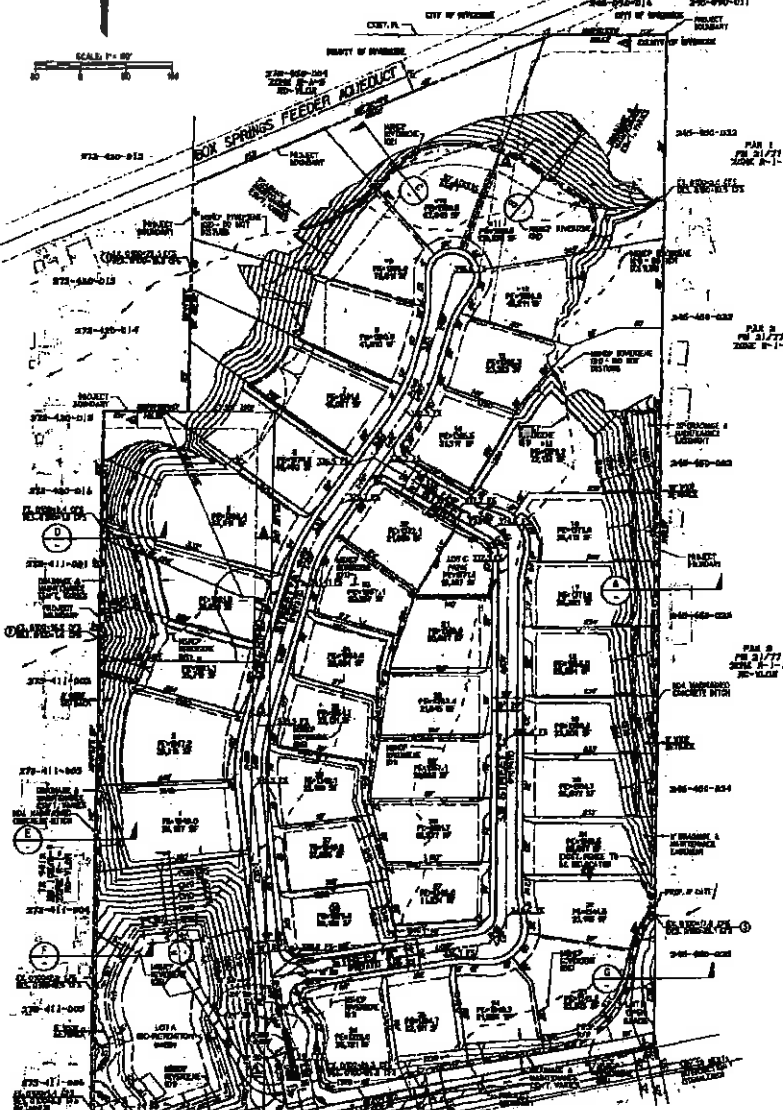
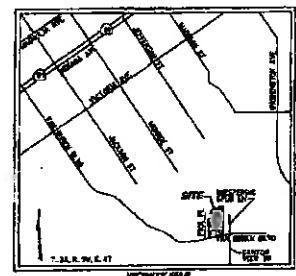
BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND SHOWN AS METROPOLITAN WATER DISTRICT PARCEL NO. 1610-5-105 IN BOOK 131 PAGES 95 THROUGH 98 INCLUSIVE OF SURVEYS OF SAID RIVERSIDE COUNTY.

NOTE: THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN

DATE	BY	REVISIONS



TENTATIVE TRACT 36813
MARCH 19, 2015



OWNER/APPLICANT
TOMAS BROTHERS LOCATION

LEGAL DESCRIPTION
ACCESSORY PARCEL NUMBERS

EASEMENTS
GENERAL NOTES

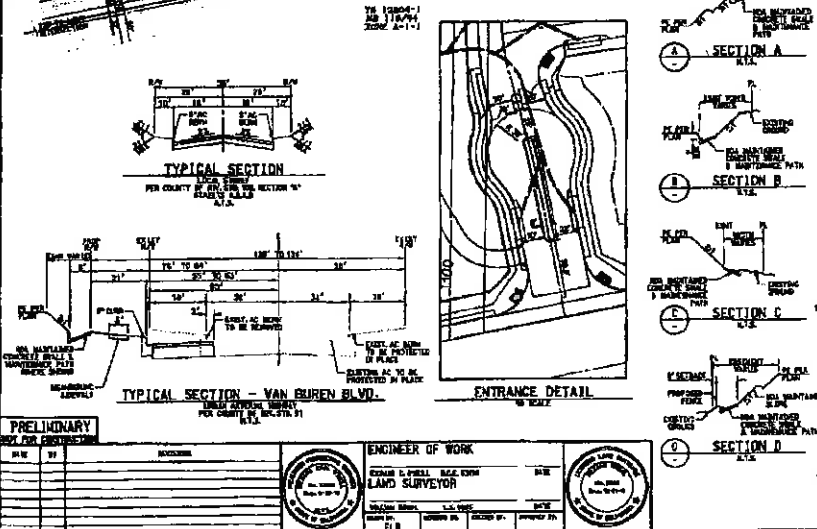
ESTIMATED GRADING QUANTITIES

GEOTECHNICAL ENGINEER'S CERTIFICATE

DRAINAGE NOTE
WQMP NOTE

LOT MATRIX

LOT	ACRES	APN	AREA	REMARKS
1	26.827	36813-001	26.827	RETRACTED
2	34.870	36813-002	34.870	RETRACTED
3	36.278	36813-003	36.278	RETRACTED
4	26.268	36813-004	26.268	RETRACTED
5	15.628	36813-005	15.628	RETRACTED
6	42.480	36813-006	42.480	RETRACTED
7	25.927	36813-007	25.927	RETRACTED
8	42.828	36813-008	42.828	RETRACTED
9	15.628	36813-009	15.628	RETRACTED
10	25.927	36813-010	25.927	RETRACTED
11	42.828	36813-011	42.828	RETRACTED
12	25.927	36813-012	25.927	RETRACTED
13	25.927	36813-013	25.927	RETRACTED
14	25.927	36813-014	25.927	RETRACTED
15	25.927	36813-015	25.927	RETRACTED
16	25.927	36813-016	25.927	RETRACTED
17	25.927	36813-017	25.927	RETRACTED
18	25.927	36813-018	25.927	RETRACTED
19	25.927	36813-019	25.927	RETRACTED
20	25.927	36813-020	25.927	RETRACTED
21	25.927	36813-021	25.927	RETRACTED
22	25.927	36813-022	25.927	RETRACTED
23	25.927	36813-023	25.927	RETRACTED
24	25.927	36813-024	25.927	RETRACTED
25	25.927	36813-025	25.927	RETRACTED
26	25.927	36813-026	25.927	RETRACTED
27	25.927	36813-027	25.927	RETRACTED
28	25.927	36813-028	25.927	RETRACTED
29	25.927	36813-029	25.927	RETRACTED
30	25.927	36813-030	25.927	RETRACTED



PRELIMINARY SUBMITTAL SHEET
ENGINEER OF WORK
LAND SURVEYOR



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District
– Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

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Palm Desert, California 92211
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District
– Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

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– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District
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– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

GPA01140

City of
Riverside



Legend

- Display Parcel
- City Boundaries
- COEs
- Classroom
- Highways
- IRV
- INTERSEVER
- INTERMEDI
- STRUCK
- CHURCH
- USACE
- courtee
- COE
- hydrographer
- waterbody
- road
- town

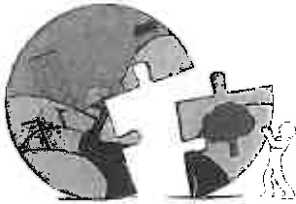


0 2,000 4,000 Feet

GPA01140 is a map of the City of Riverside, California, prepared for the Riverside Planning Commission. The map shows the subject property and its location within the City of Riverside. The map is for informational purposes only and does not constitute a legal opinion or a guarantee of any kind. The map is subject to change without notice and the user assumes all responsibility for its use.

REPRODUCED FROM THE OFFICIAL RECORDS OF THE CITY OF RIVERSIDE, CALIFORNIA. © 2014 Riverside County, CA

Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C209857 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION

Applicant's Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave., Suite 100
Riverside, CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1151 Fax No: (909) 481-1151

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

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 Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

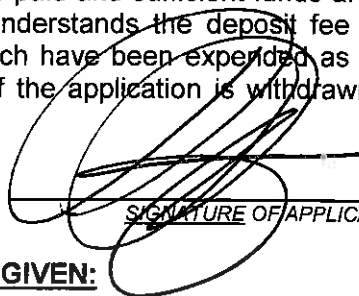
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

Peter Pitassi
PRINTED NAME OF APPLICANT


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.

Phil Burum
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-450-002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

General location (nearby or cross streets): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing Zoning Classifications: R-1-1, R-A-1, R-A-5

Proposed Zoning Classification: R-1

Related cases filed in conjunction with this request:

General Plan Amendment (GPA01140)

Tentative Tract Map 36813

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified. <i>IN TITLE REPORT</i>	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder. <i>IN TITLE REPORT</i>	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT," or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

APPLICATION FOR CHANGE OF ZONE

type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries**, exceptions are possible when applicable. **All bearings, distances, and radial bearings** are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.

5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system.** If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.
6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
7. Label the proposed **zoning classification label(s) in bold letters in center of zoning boundary or boundaries.** Use arrows when not enough space is available. (See samples.)
8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)

Note: The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14th Floor, Riverside, CA 92502.

APPLICATION FOR CHANGE OF ZONE

13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14th floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
 - A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
 - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
 - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption 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 Peter Pitassi hereafter "Applicant" and Phil Burum "Property Owner".

Description of application/permit use:

Change of Zone

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): 273-045-002, -003, -017, -018, -019

Property Location or Address:

North of Van Buren Blvd, between Pick Pl and Whispering Spur St

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Phil Burum Phone No.: 909-481-1151

Firm Name: Van Buren Hills, LLC Email: pburum@diversifiedpacific.com

Address: 10621 Civic Center Drive
Rancho Rucamonga, CA 91730

3. APPLICANT INFORMATION:

Applicant Name: Peter Pitassi Phone No.: 909-481-1150

Firm Name: Van Buren Hills, LLC Email: ppitassi@diversifiedpacific.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/12/19

Print Name and Title: Peter Pitassi, Senior Vice President

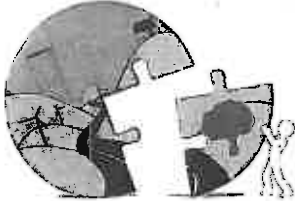
Signature of Property Owner:  Date: 12-12-19

Print Name and Title: Phil Burum, Owner

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: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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 36813 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION Applicant's

Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave Suite 100
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Peter Pitassi

PRINTED NAME OF APPLICANT

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.

Phil Burum

PRINTED NAME OF PROPERTY OWNER(S)

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): 273-~~450~~002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

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 38.3 acre site with 41 proposed single family residential lots. Proposed development is Schedule "B".

Related cases filed in conjunction with this request:

Change of Zone

General Plan Amendment 01140 (Related EA)

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

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: Biological report, Geotechnical Report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in 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? (distance in feet/miles) 1+ mi

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: _____

Estimated amount of fill = cubic yards _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither ^X _____

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? ^{N/A} _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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 Whitewater River

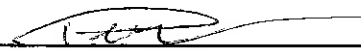
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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)  Date 12-14-14

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.	TR 36813	
Project Name:	Van Buren Hills	
Project Location:	North of Van Buren Blvd, between Pick Place and Whispering Spur Street	
Project Description:	38.3 acre single family residential with 41 proposed lots	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed ² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or Includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹: All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific SSMP (also referred to as a WQMP).

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

<http://rcflood.org/NPDES/SantaAnaWS.aspx>,
<http://rcflood.org/NPDES/SantaMargaritaWS.aspx>, and
<http://rcflood.org/NPDES/WhitewaterWS.aspx>

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Van Buren Hills, LLC, a Delaware Limited Liability Company registered to transact business in California (“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 273-450-019, 273-450-018, 273-450-002 and 273-450-003 (“PROPERTY”); and,

WHEREAS, on December 17, 2014, PROPERTY OWNER filed an application for Tract No. 36813 and Change of Zone No. 7857 (“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.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Bernardino)

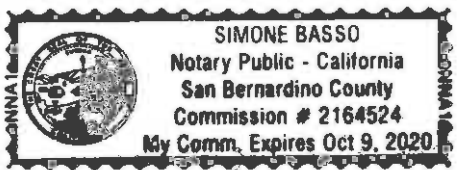
On July 5, 2017 before me, Simone Basso, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Peter J. Pitassi
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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:

CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Change of Zone proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), and the Tentative Tract Map is a Schedule "B" Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	OCTOBER 4, 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@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 Friday, 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 1, 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/12/2017,

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

APN (s) or case numbers CZ07857/TR36813 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

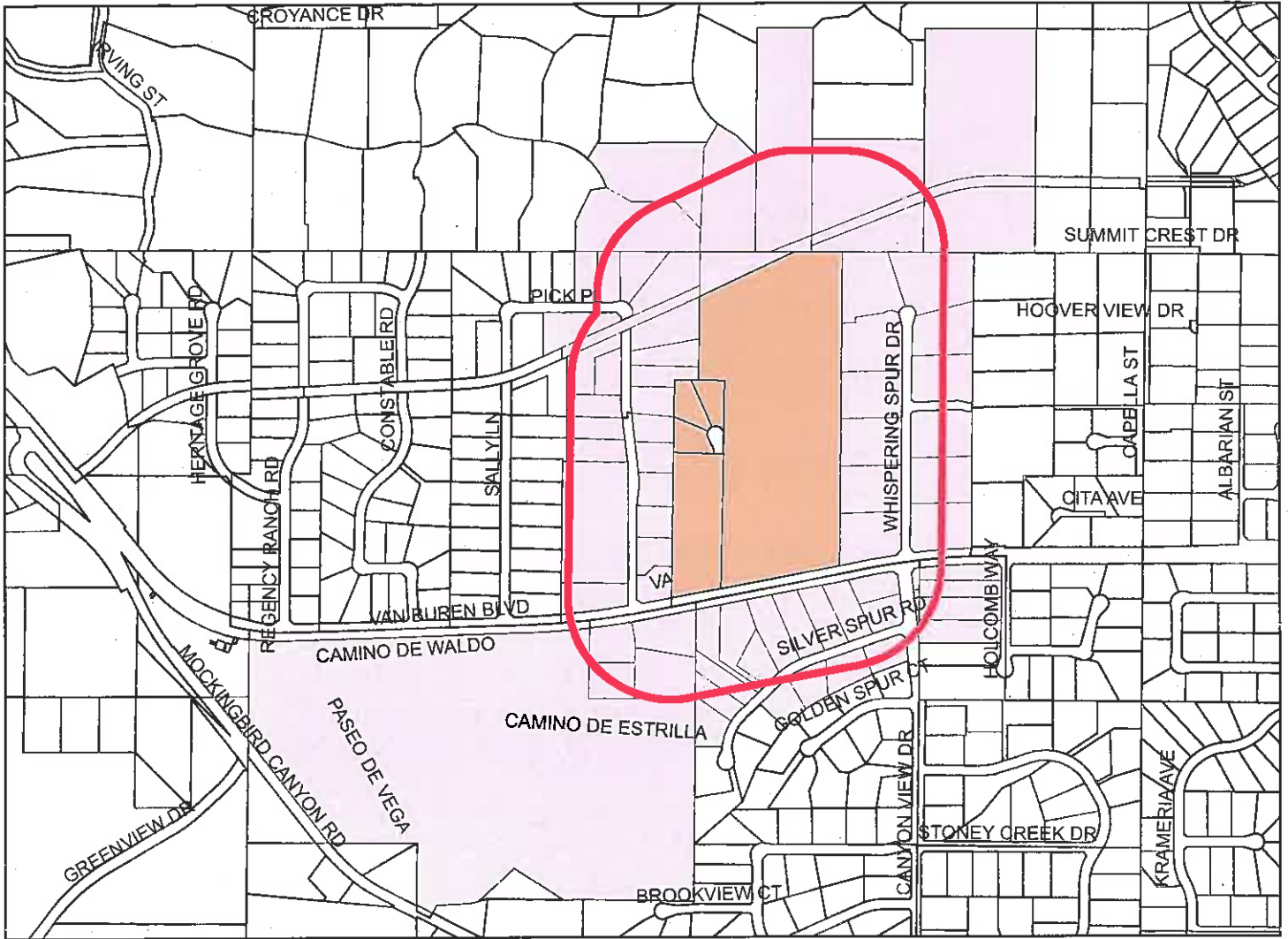
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 6/12/17

CZ07857 / TR36813 (600 feet buffer)



Selected Parcels

273-450-029	273-420-020	273-450-031	273-411-005	273-030-052	273-430-005	273-420-017	273-430-010	273-030-050	245-090-010
245-090-011	245-090-047	245-090-012	245-090-016	245-090-019	273-411-004	245-090-038	273-430-001	273-430-020	273-430-019
273-510-002	273-420-011	245-090-015	273-510-001	273-411-001	273-420-013	273-450-022	273-510-004	273-420-009	273-411-002
273-420-015	273-410-003	273-430-003	273-450-026	273-420-018	245-070-058	245-070-059	273-411-006	273-420-019	273-430-012
273-430-004	273-430-006	273-420-016	273-030-056	273-430-016	273-430-018	273-030-053	273-420-012	273-430-008	273-450-028
273-420-025	273-450-004	273-410-004	273-411-003	273-430-009	273-510-003	273-450-033	273-450-023	273-030-051	273-450-024
273-420-010	273-450-027	273-430-011	273-420-014	273-430-007	273-450-002	273-450-003	273-450-017	273-450-018	273-450-019
273-450-032	273-430-002	273-430-021	273-410-005	273-410-006	273-430-017	273-450-030	273-450-025		



830 415 0 830 Feet

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



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ASMT: 245070059, APN: 245070059
JUDY SHOWALTER
15833 RIDGEWAY AVE
RIVERSIDE CA 92508

ASMT: 273030052, APN: 273030052
ARNE STROUT
16415 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090015, APN: 245090015
SHELLI LOHMAN, ETAL
7772 VICTORIA AVE
RIVERSIDE CA 92504

ASMT: 273030053, APN: 273030053
SUSAN O'DONNELL, ETAL
16435 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090019, APN: 245090019
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 90522

ASMT: 273030056, APN: 273030056
CAREFREE COMMUNITIES CA, ETAL
C/O DAVID A NAPP
6991 E CAMELBACK STE B310
SCOTTSDALE AZ 85251

ASMT: 245090038, APN: 245090038
GINA WISHARD, ETAL
14315 MERLOT CT
RIVERSIDE CA 92508

ASMT: 273410003, APN: 273410003
LUCIANA MIRTICH, ETAL
16311 PICK PL
RIVERSIDE, CA. 92504

ASMT: 245090047, APN: 245090047
JOANN SMITH, ETAL
15980 SUMMIT CREST DR
RIVERSIDE CA 92506

ASMT: 273410004, APN: 273410004
LEVARA COX, ETAL
16295 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273030050, APN: 273030050
CARRIE FONTES
16375 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273410006, APN: 273410006
WALTER LANE
15360 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273030051, APN: 273030051
ARLENE SHEPEARD, ETAL
16395 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273411001, APN: 273411001
PATRICIA PURCELL, ETAL
16300 PICK PL
RIVERSIDE, CA. 92504



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ASMT: 273411002, APN: 273411002
PAMELA SEIFEN, ETAL
16322 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420011, APN: 273420011
DONALD CASSELL
16186 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411003, APN: 273411003
ROBERT LANG
16346 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420012, APN: 273420012
LISA ELDER, ETAL
16204 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411004, APN: 273411004
JODY PORTELLA, ETAL
16368 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420013, APN: 273420013
LISE MILLER, ETAL
16222 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411005, APN: 273411005
ALIDA PLASCENCIA, ETAL
16390 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420014, APN: 273420014
LINDA OLDALE, ETAL
16248 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411006, APN: 273411006
KALVIN KELIN
16414 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420015, APN: 273420015
JEAN ARNOLD
16264 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420009, APN: 273420009
SHIRLEY GARRETT, ETAL
16144 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420016, APN: 273420016
JAY TEELE, ETAL
16286 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420010, APN: 273420010
DARNELL SMITH, ETAL
16168 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420017, APN: 273420017
JENNA DIRKSWAGER, ETAL
16271 PICK PL
RIVERSIDE, CA. 92504

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ASMT: 273420018, APN: 273420018
JESSICA RAMIREZ, ETAL
C/O JESSICA RAMIREZ
16255 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420019, APN: 273420019
JOCELYN IPSEN, ETAL
16237 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420020, APN: 273420020
ANDREW FRANCO
16137 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430001, APN: 273430001
DANIELLE JENKINS
16365 CANYON VIEW DR
RIVERSIDE, CA. 92504

ASMT: 273430002, APN: 273430002
NANCY CRAIG, ETAL
15730 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430003, APN: 273430003
JOANN CORRALES, ETAL
18647 SUNSET KNOLL DR
RIVERSIDE CA 92504

ASMT: 273430004, APN: 273430004
LAWRENCE HOBBS
15690 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430005, APN: 273430005
EDITH OROSCO, ETAL
15670 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430006, APN: 273430006
NEDRA DECOUD, ETAL
15650 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430007, APN: 273430007
DILYS CROMPTON, ETAL
15610 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430008, APN: 273430008
TERESA GONZALEZ, ETAL
15590 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430009, APN: 273430009
VIRGINIA LOPEZ, ETAL
23935 CALIFORNIA AVE
HEMET CA 92545

ASMT: 273430010, APN: 273430010
BEVERLY TINSON, ETAL
15570 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430011, APN: 273430011
JACQUELYN SCOTT COOK, ETAL
15550 SILVER SPUR RD
RIVERSIDE, CA. 92504

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ASMT: 273430012, APN: 273430012
LINDA RHEA, ETAL
15530 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450023, APN: 273450023
INEZ SHENOUE, ETAL
11931 WEMBLEY RD
LOS ALAMITOS CA 90720

ASMT: 273430017, APN: 273430017
SUSAN MATEJKA, ETAL
15667 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450024, APN: 273450024
DARLLA WILLIAMS, ETAL
16285 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430018, APN: 273430018
OUR FARMLANDS
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 273450025, APN: 273450025
YOGEEESH ASHRAM
16345 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430019, APN: 273430019
MONIQUE RODRIGUEZ, ETAL
15731 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450026, APN: 273450026
ANDREA FERRARA, ETAL
16340 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450004, APN: 273450004
OPEN SP DIST, ETAL
4600 CRESTMORE RD
JURUPA VALLEY CA 92509

ASMT: 273450027, APN: 273450027
STAMFORD TRADING LTD
C/O SAUL KENT
16280 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450019, APN: 273450019
VAN BUREN HILLS
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 273450028, APN: 273450028
PENNY ISLES, ETAL
16210 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450022, APN: 273450022
MOON KOH, ETAL
16145 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450029, APN: 273450029
AFRODITA BERNARDINO, ETAL
16140 WHISPERING SPUR DR
RIVERSIDE, CA. 92504



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ASMT: 273450030, APN: 273450030
KEVIN KLINE, ETAL
16080 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273510004, APN: 273510004
MARLENE CARRANZA, ETAL
16480 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273450031, APN: 273450031
ANISSA HERNANDEZ
35339 SIERRA VISTA RD
YUCAIPA CA 92399

ASMT: 273450032, APN: 273450032
LETICIA CHARNETSKY, ETAL
15905 CALUMET CT
RIVERSIDE CA 92506

ASMT: 273450033, APN: 273450033
ADELINA BENNETT, ETAL
223 AMERICAN RIVER CYN DR
FOLSOM CA 95630

ASMT: 273510001, APN: 273510001
OLGA CHUQUIMIA, ETAL
16465 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510002, APN: 273510002
WILMA PROCIDA, ETAL
16485 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510003, APN: 273510003
VICKIE KUSSIN, ETAL
16460 PICK PL
RIVERSIDE, CA. 92504

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Rick Engineering Co.
Attn: Nate Smith
1770 Iowa Ave., Suite 100
Riverside, CA 92507

Riverside Unified School Dist.
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

So. California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Western Municipal Water Dist.
14205 Meridian Pkwy.
Riverside, CA

City of Riverside
Community Devel. Director
3900 Main St.
San Jacinto, CA 92583

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

CM Consulting Inc.
attn: Charlene Kussner
30299 Buck Tail Dr.
Canyon Lake, CA 92587

Rick Engineering Co.
Attn: Nate Smith
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attn: Charlene Kussner
30299 Buck Tail Dr.
Canyon Lake, CA 92587



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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

38886 El Cerrito Road
Palm Desert, California 92211

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

TR36813/CZ07857
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951-955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Peter Pitassi
Project Applicant

10621 Civic Center Drive, Rancho Cucamonga, CA 91730
Address

North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.
Project Location

A schedule "B" subdivision of 38.3 acres into 38 residential lots, and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin, a Change of Zone to alter the zoning of the site from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1), and an Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width.
Project Description

This is to advise that the Riverside County Board of Supervisors, 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. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
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
6. Findings were made pursuant to the provisions of CEQA.

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

Signature Project Planner Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Please change deposit fee case# ZEA 42694 ZFG06077

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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Murrieta, CA 92563
(951) 694-5242

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

Received from: PETER PITASSI \$50.00
paid by: CK 112
EA42694
paid towards: CFG06077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 28, 2014 15:01
MGARDNER posting date May 28, 2014

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

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

development pattern in the area and complies with the County of Riverside's General Plan and Zoning Ordinance.

Airport Influence Area ("AIA")

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area.(COA 10. PLANNING 23.)

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum). |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north. |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south. |
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Vacant land and the City of Riverside to the north and single-family residential to the east, west and south. |
| 7. Project Data: | Total Acreage: 38.3 |
| 8. Environmental Concerns: | See Attached Environmental Assessment. |

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42694**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, based on the findings incorporated in the initial study and this staff report and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7857 to change the project site's Zoning Classification from Residential Agriculture, 1-acre minimum (R-A-1), Residential Agriculture, 5-acre minimum and One Family Dwelling, 1-acre minimum (R-1-1) **to** One Family Dwelling (R-1) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36813, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential, 1-acre minimum (RC: VLDR) as reflected in Lake Mathews/Woodcrest Area Plan.
2. The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all of the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan.
3. The project site is surrounded by Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north.
4. The Zoning Classification for the subject site is Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1).
5. The proposed Zoning Classification for the subject site is One-Family Dwellings (R-1 Zone).
6. The proposed subdivision, is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-1 Zoning Classification within Ordinance No. 348. The lots' configurations are primarily rectangular and exceed the minimum average width

of 60 feet; however parcels 10, 11 and 23 are more triangular in shape in that they are fronting on a cul-de-sac and a knuckle, which allows their frontage to be 35 feet, with which the lots are consistent. All lots exceed the depth of 100 feet and the minimum lot area of 7,200 square feet. The proposed project will conform to the development standards of One-Family Dwelling (R-1) Zoning Classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

7. The project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south.
8. The project site is surrounded by single-family residential development and is compatible with the development pattern of the surrounding neighborhoods.
9. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
10. The project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area ("LRA") for fire protection services. Being in a LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:
 - a. The proposed Tentative Tract Map No. 36813 is for the subdivision of 38.3 gross acre site into 38 single-family residential lots. Proposed development of this project site is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, blue dot pavement marker, fire hydrants, and interior sprinkler system. Fire protection services can easily access the site, via Van Buren Boulevard.
 - b. Fire protection and suppression services are available for the site through the County of Riverside Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Van Buren Boulevard.
11. Based on review by staff and added Conditions of Approval the proposed Tentative Tract Map No. 36813 is consistent with the minimum improvements as outlined in Section 10.6 (Schedule "B" Subdivision) or Ordinance No. 460 as stated below:

- Streets - Condition of Approval 10. TRANS. 1, states that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's and that their omission or unacceptability may require the map to be resubmitted for further consideration. Condition of Approval 50.TRANS.14. and 50.TRANS. 15 pertains to the required road dedication for private streets A – D, which will be designed in compliance with the County's specifications for local streets and the maintenance of Van Buren Boulevard including paving, installation of curb and gutter and a meandering sidewalk along the 21 foot parkway. With these conditions the requirements of Ordinance No. 460 10.6 as it pertains to streets and street improvement have been met.
- Domestic Water – Condition of Approval 10. E. HEALTH 7. states that TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WQMD as well as all other applicable agencies. Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health. In addition, because the WMWD is regulated by the State, compliance with the requirements of California Administrative Code Title 22, Chapter 16 is required; therefore with this condition the requirements of Ordinance No. 460 Section 10.6 B. as it pertains to domestic water has been met.
- Fire Protection – Condition of Approval 10. FIRE 1. states 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. Condition of Approval 80. FIRE1. States that the 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. Conditions of Approval 50. FIRE 2 and 4, pertains to placing notes on the Environmental Constraints Sheet (ECS) with regards to the project site being located within a High/Very High Fire Hazard Area, secondary access and water system. Condition of approval 50. FIRE 5. requires that the developer furnish one copy of the water system plans to the Fire Department for review prior to recordation of the Map. These plans will conform to the hydrant type, location, spacing and minimum fire flow as stated in 10.6 which are the minimum requirements for protection facilities in residential zones. With these conditions of approval the requirements of Ordinance No. 460 Section 10.6 C. has been met.
- Sewage Disposal – Condition of Approval 10. E. HEALTH 5. will accept the review of the proposed use of an on-site wastewater treatment system based upon the preliminary onsite wastewater feasibility report. However, upon building submittal a detailed soils percolation report specific to each individual lot shall be prepared along with detailed contoured plot plans. Condition of Approval 80. E. HEALTH 2. requires detailed plans to be submitted showing the proposed subsurface sewage disposal system including the 100% expansion area. With these conditions of approval the proposed project meets the requirement of Ordinance No. 460 Section 10.6. D.
- Fences – Lot A, of TR36813 is for a bio-retention basin located along the southwestern corner of the project site. The proposed bio-retention basin will be enclosed with a six-foot-high tube steel fence located along the Van Buren parkway and up along private street A and along the northern boundary of the bio-retention basin to the six-foot-high concrete block wall installed along the western boundary of the site. The proposed meets the requirement of Ordinance No. 460 Section 10.6. E.

- Electrical and Communication Facilities – No electrical or communication facilities are proposed. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. F.
12. The proposed project meets all the requirement of Ordinance No. 460 Section 7.1 as stated below:
- a) The proposed land division of a 38.3-acre site into 38 single-family residential lots and design and improvements of the proposed map are consistent with the General Plan in that the Land Use Designation of Rural Community: Very Low Density Residential encourages a density of 1 -2 dwelling units per acre, as proposed the subdivision will have an overall density of 1 dwelling unit per acre. There is no applicable Specific Plan.
 - b) The design of the proposed subdivision is in compliance with the development standards for lots located in the R-1 zoning classification in terms of shape and size. The lots proposed will be consistent with the development pattern in the project vicinity and the right-of-way improvements are consistent with the County of Riverside's road standards. The proposed project complies with this requirement.
 - c) The site of the proposed land division is physically suitable for the proposed type of development and the density of the development. The subdivision will be dividing a 38.3-acre site into 38 single-family residential lots. The smaller 0.5-acre plus lots will be clustered around the southern portion of the site and within the interior and the larger lots will be located along the north, east and western portions of the site. The lot sizes allow for plenty of area for the required setbacks and is suitable for development given the varied topography of the site. The overall density will result in one dwelling unit per acre and is compatible with the existing and planned surrounding land uses which consists of Very Low Residential Development land use designations which encourages detached single family residences on large parcels of 1 to 2 acres. The proposed subdivision will not result in an increase in density than what is allowed per the General Plan.
 - d) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. A Mitigated Negative Declaration has been prepared which has determined that the design of the proposed map and proposed improvements will result in no environmental damage, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or types of improvements proposed.
 - e) The land division is located within a High Fire Hazard Area; however, emergency vehicles can easily access the project site from Van Buren Boulevard. Fire Department conditions of approval, such as entry gates, fire hydrants, interior sprinklers, blue dot reflectors will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
 - f) Two public utility easements and a Western Municipal Water District right-of-way easement currently exist on the project site but will be vacated. The design of the

tentative tract map and improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.

13. The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
14. In accordance with AB52, requests for notification were sent to four tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the project during grading activities. Pechanga told Planning that the project is within a cultural landscape and the landscape is a Tribal Cultural Resource.
15. This project is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. For these reasons, the project conforms to the MOU.
16. Ordinance No. 460 Section 3.8 C. states that when lots greater than 18,000 square feet are proposed the depth shall not exceed 4 times the width. There are special considerations in regards to exceptions to this requirement due to the topography and location and surroundings of the proposed subdivision. The applicant is accordingly requesting a waiver from this provision for Lots 9, 10, 11, 12 and 15 in that they do not meet the width-to -depth ratio due to the existing topographic conditions and street configurations. The lots are located at cul-de-sacs and knuckles where lot frontage is reduced and the depth is necessary to comply with maximum street lengths to meet requirements of the Riverside County Fire Department. Strict application of the lot depth requirements would deprive the owner of privileges enjoyed by other property owners in the vicinity within the One-Family Dwellings (R-1) Zoning Classification.
17. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In

addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. .(COA 10. PLANNING 23.)

18. Environmental Assessment No. 42694 identified the following potentially significant impacts:

- a. Biological Resources
- b. Hydrology / Water Quality
- c. Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Zoning Classification of One-Family Dwellings (R-1 Zone) of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The proposed project will not have a significant effect on the environment in that Environmental Assessment No. 42694, concluded that based on the finding incorporated in the initial study that the project will not have a significant effect on the environment
5. The project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:

CHANGE OF ZONE NO. 7857 and TENTATIVE TRACT MAP NO. 36813

Planning Commission Staff Report: November 1, 2017

Page 9 of 9

- a. A 100-year flood plain; or
 - b. A County Service Area; or
 - c. A Fault Zone; or
 - d. An area subject to Liquefaction; or
 - e. An area subject to Subsidence; or
 - f. An Agricultural Preserve.
3. The project site is located within:
- a. The City of Riverside's sphere of influence; and
 - b. An Airport Influence Area; and
 - c. A Very High Fire Hazard Area; and
 - d. The Stephens Kangaroo Rat Fee Area; and
 - e. The Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Nos. 273-450-002, 273-450-003, 273-450-017, 273-450-018, and 273-450-019.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813
VICINITY/POLICY AREAS

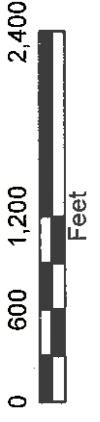
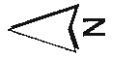
Supervisor: Jeffries
 District 1

Date Drawn: 06/12/2017
 Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



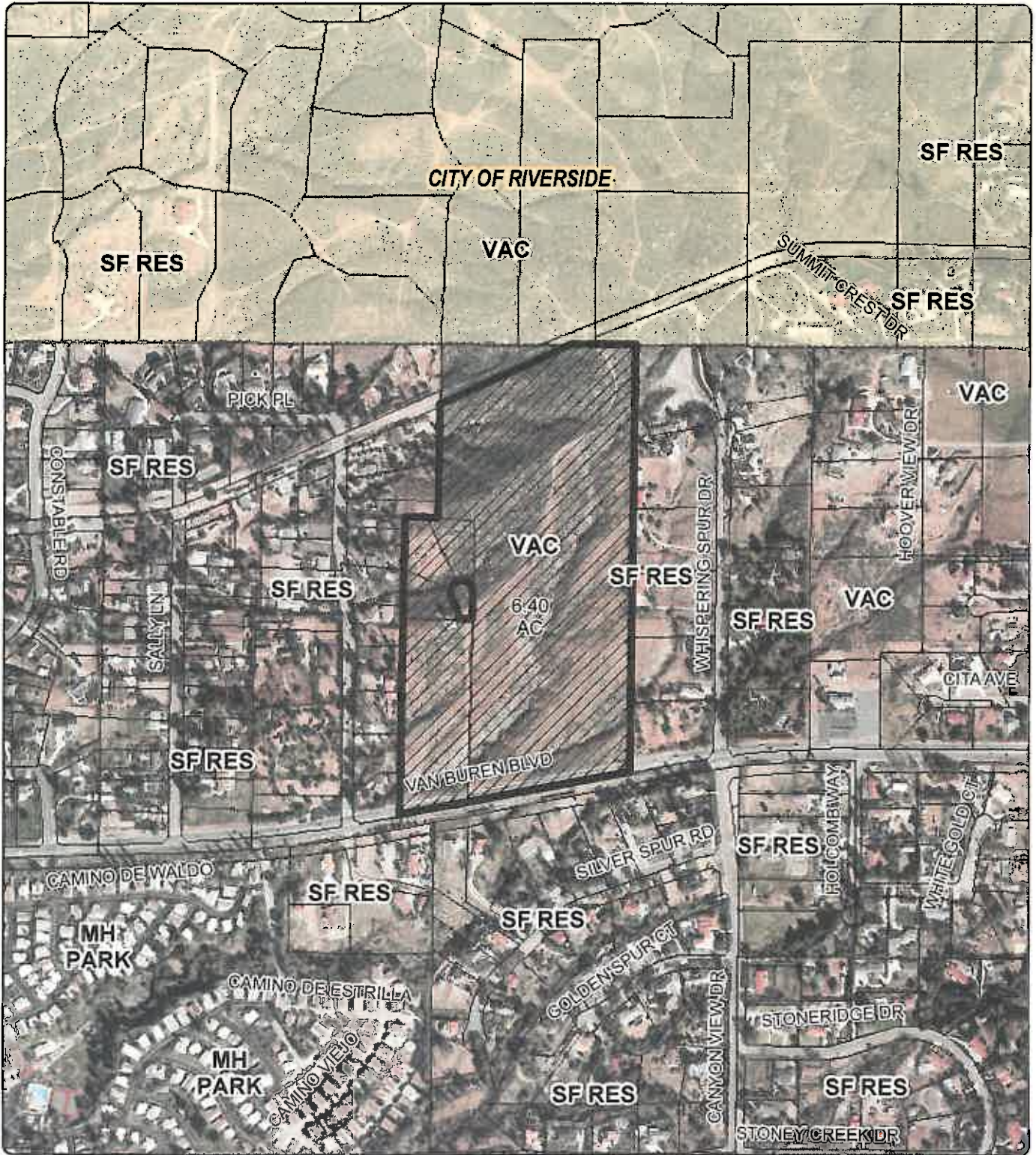
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan provides the land use designations for unincorporated Riverside County for the planning horizon 2003-2013. The primary information source for this plan is the Riverside County Planning Department offices in Riverside at (951)935-3000 (Western County) or in other Districts at (951)965-4277 (Eastern County) or Website.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813

Supervisor: Jeffries
 District 1

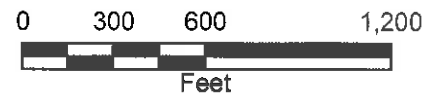
Date Drawn: 06/13/2017
 Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rctmva.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

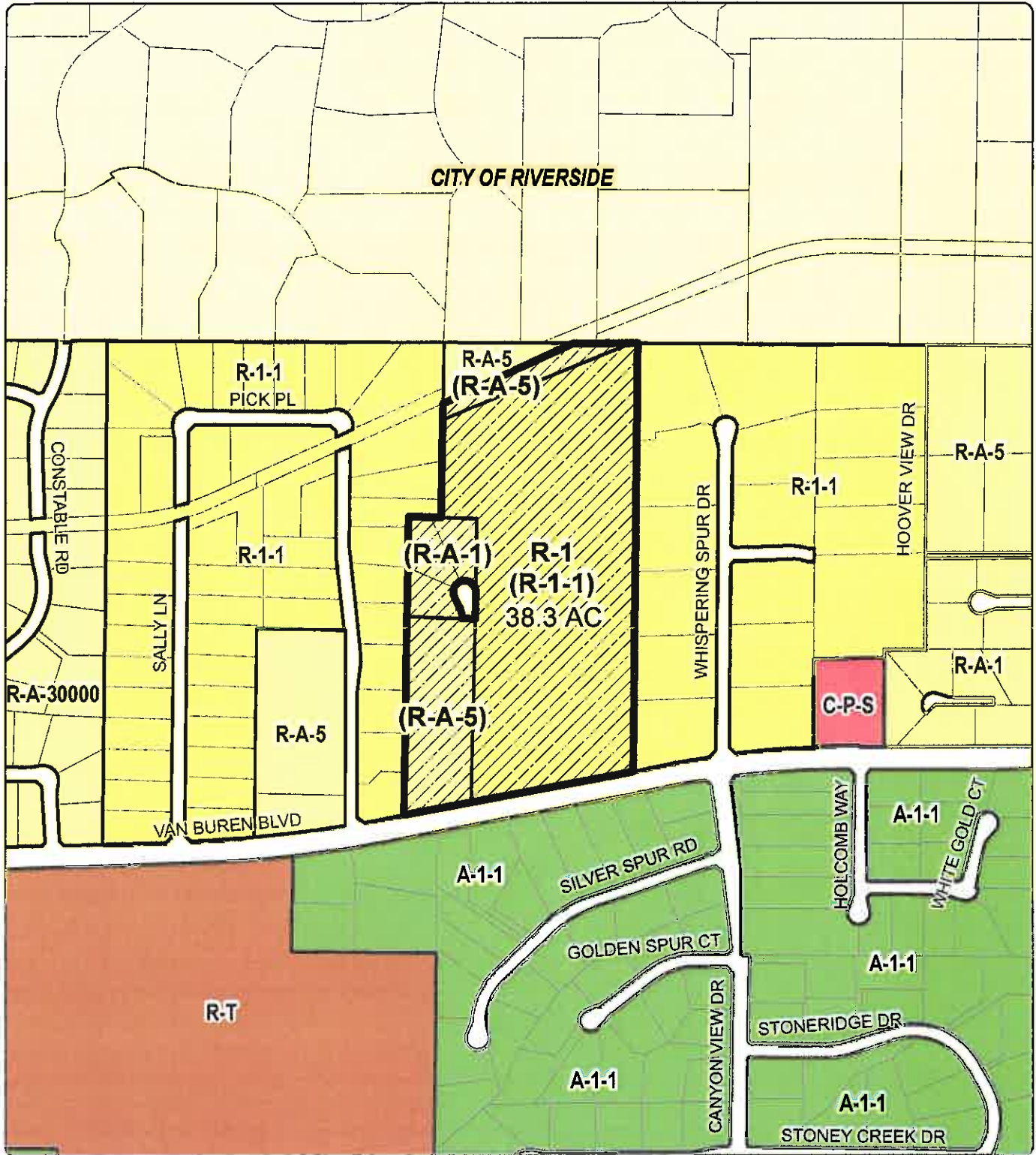
PROPOSED ZONING

Supervisor: Jeffries

District 1

Date Drawn: 06/13/2017

Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

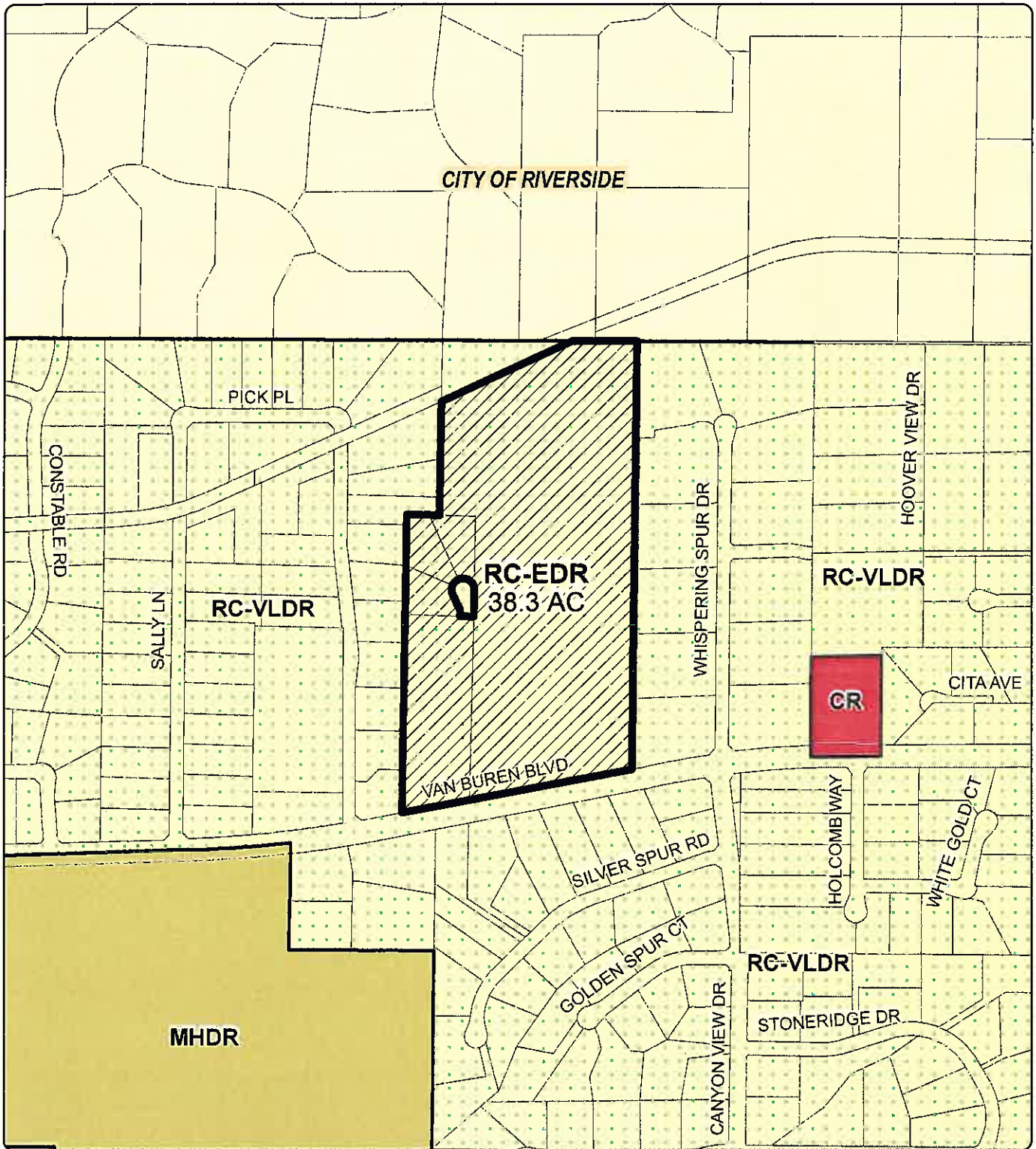
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

EXISTING GENERAL PLAN

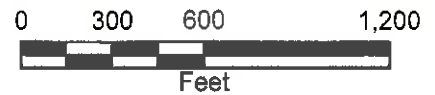
Supervisor: Jeffries
District 1

Date Drawn: 06/13/2017
Exhibit 5



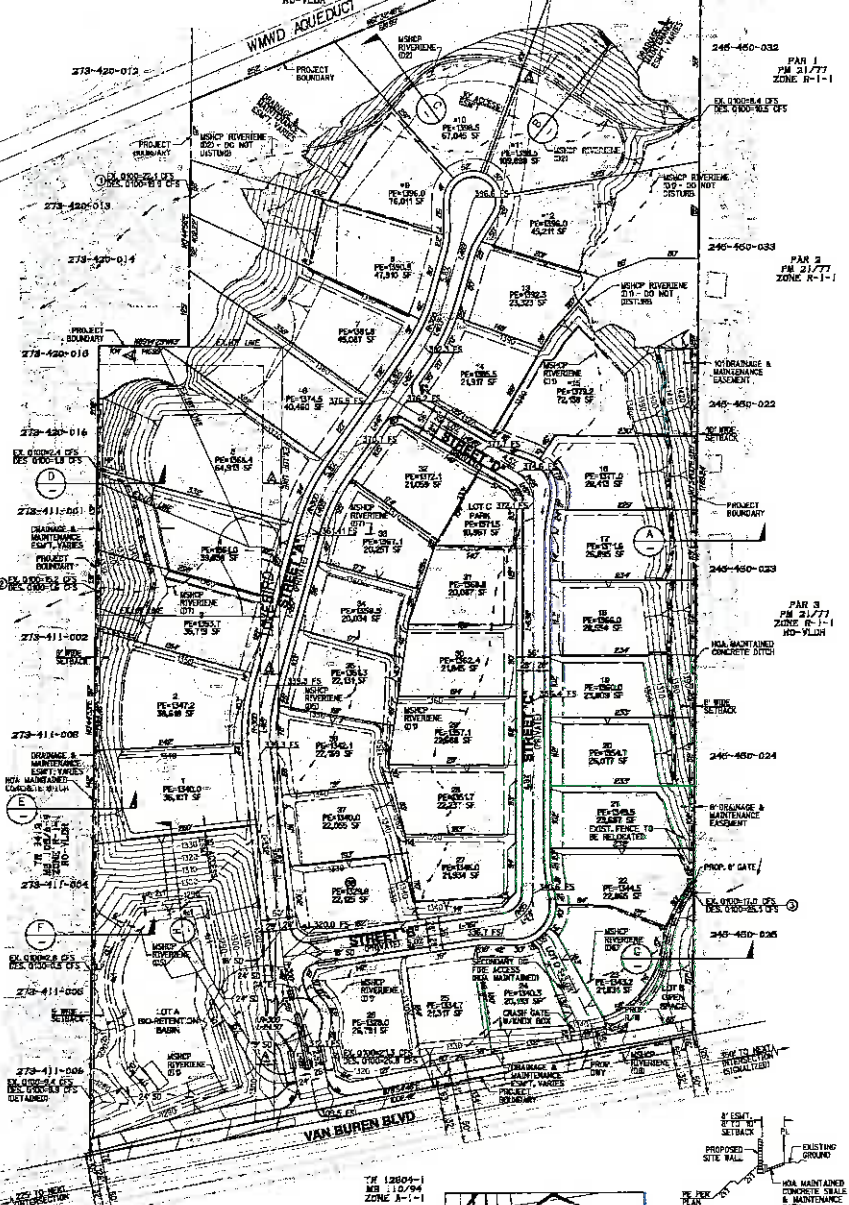
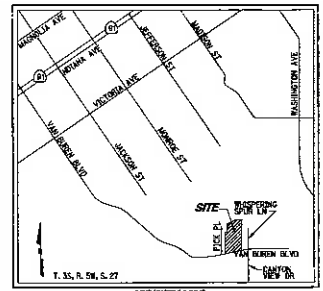
Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This 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.rctinfo.org>

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT 36813
 JUNE 14, 2017



OWNER/APPLICANT
 VAN BUREN HOLDING LLC
 10624 CIVIC CENTER DRIVE
 BANNING, CALIFORNIA, CA 91730
 (951) 783-1153
 CONTACT: PETER A. PATASSI

ENGINEER
 ROCK ENGINEERING COMPANY
 1775 ROMA AVE, SUITE 200
 RIVERSIDE, CALIFORNIA 92504
 (951) 783-2200
 CONTACT: RICHARD O'NEILL

THOMAS BROTHERS LOCATION
 2012 SAN BERNARDINO/RIVERSIDE DIVISION
 PAGES 146, 680, 13 AND 174

LEGAL DESCRIPTION
 THE PORTION OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED WITHIN THE COUNTY OF RIVERSIDE IN THE STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BOUNDED ON THE WEST BY THE EAST LINE OF TRACT NO. 9482 FILED IN MAP BOOK 825 PAGES 8 AND 9 THROUGH 9 INCLUSIVE OF MAPS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE SOUTH BY THE NORTHERLY SIDE LINE OF VAN BUREN BOULEVARD BEING THE STRIP OF LAND NOW BEING CONSUMED BY THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES IN ORDER BY ORDER OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BOUNDED ON THE EAST BY THE WESTERLY LINE OF PARCEL MAP 5479 FILED IN MAP BOOK 10 TO PAGE 37 OF PARCEL MAPS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE NORTHWEST BY THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND SHOWN AS METROPOLITAN WATER SUPPLY PARCEL NO. 1010-0-105 IN BOOK 131 PAGES 10 THROUGH 16 INCLUSIVE OF SURVEYS OF SAID RIVERSIDE COUNTY.

ACCESSORY PARCEL NUMBERS
 273-450-002, 273-450-003, 273-450-012, 273-450-018, 273-450-019

EASEMENTS
 A 30' ROAD PUBLIC UTILITY EASEMENT PER DIST. NO. 79468 AND NO. 79467 DATED 05/23/1960 TO BE VACATED
 A 30' PUBLIC UTILITY EASEMENT PER DIST. NO. 82386 DATED 07/19/1962 TO BE VACATED
 A 30' WARD RIGHT OF WAY EASEMENT PER DIST. NO. 83928 DATED 07/19/1962 TO BE VACATED

GENERAL NOTES
 1. EXISTING ZONING IS R-1.5-A-LN-4-S
 2. EXISTING LAND USE IS HO-1-FLOR
 3. PROPOSED ZONING IS R-1.5-Z
 4. PROPOSED LAND USE IS HO-1-FLOR
 5. THIS PROJECT IS SUBJECT TO THE SUBMITTAL REPORT PREPARED BY GARY STRAIN, INC. DATED 05/15/17.
 6. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAM.
 7. UTILITY EASEMENTS:
 SEWER (N/A) (SP/10)
 GAS (SOUTHERN CALIFORNIA GAS COMPANY)
 ELECTRIC (SOUTHERN CALIFORNIA Edison)
 CABLE TO THE WARDEN
 STORM SEWER (RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT)
 RIVERSIDE COUNTY FIRE DEPARTMENT

10. SCHEDULE 1000 (RIVERSIDE COUNTY FACILITIES DISTRICT)
 11. THIS PROJECT IS NOT WITHIN A COUNTY SERVICE AREA OR A COUNTY FACILITIES DISTRICT.
 12. THIS PROJECT IS NOT SUBJECT TO CONSTRUCTION ON OTHER LOCAL ORDINANCES AND IS NOT WITHIN A SPECIAL STUDY ZONE.
 13. THE PROJECT COMPLIES AND PREPARED BY ROCK ENGINEERING COMPANY ON 4/24/17 AT 43 SCALE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF HIGHWAY AND TRUCK TRAILER TRAILERS.
 14. THE PRELIMINARY DATA OF RIVERSIDE COUNTY RECORDS SHOWS APPROXIMATE BOUNDARIES LOCALLY BY A BETWEEN CONTIGUOUSLY OPERATING REFERENCE STATIONS (R/S) AND MARKERS SHOWN BY A.
 15. THE VERTICAL CURVE DATA FOR THE MAINLINE CITY OF RIVERSIDE RW 427-13, ELEV. = 1056.66.
 16. THE VERTICAL CURVE DATA FOR THE MAINLINE CITY OF RIVERSIDE RW 427-13, ELEV. = 1056.66.
 17. THE VERTICAL CURVE DATA FOR THE MAINLINE CITY OF RIVERSIDE RW 427-13, ELEV. = 1056.66.
 18. ALL SLOPES ARE AS SHOWN UNLESS OTHERWISE NOTED ON PLANS.
 19. THE PROPOSED SLOPES ARE TO BE MAINTAINED BY THE OWNER AND ARE NOT TO BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
 20. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THIS TENTATIVE TRACT.
 21. WATER QUALITY MEASURES ARE DESCRIBED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN.
 22. ALL IN-TRACT STREETS "WIDTH-OF-WAY" ARE TO BE PROPERLY MAINTAINED SLOPES TO BE PROTECTED FROM AUTOMATIC OR MANUAL STREET GATES ARE PROPOSED WITHIN THE TRACT MAP BOUNDARY.
 23. THERE ARE NO PUBLIC UTILITY EASEMENTS, TRANSMISSION LINES, POWER AND TELEPHONE POLES OR OTHER STRUCTURES TO BE MAINTAINED BY THE PUBLIC ENTITY OR THE OWNER.
 24. THE TENTATIVE MAP INDICATES THE EXISTING AND PROPOSED BOUNDARIES OF THE LAND BEYOND.
 25. PROJECT RECORDS AND PLANS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
 26. ALL ACCESS MEASUREMENT AT "TOP OF STREET" STARTING AT INTERSECTION WITH STREET "TO" END OF CURVE-TO-SAC.

ESTIMATED GRADING QUANTITIES
 ESTIMATED EXCAVATION: 265,000 C.Y.
 ESTIMATED EMBANKMENT: 265,000 C.Y.
 NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE SHOWN QUANTITIES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

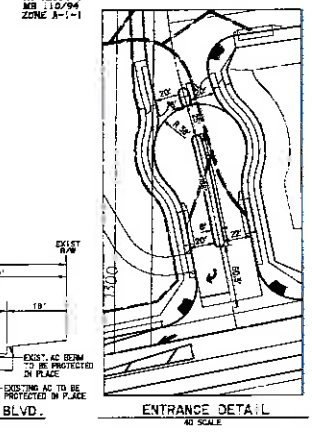
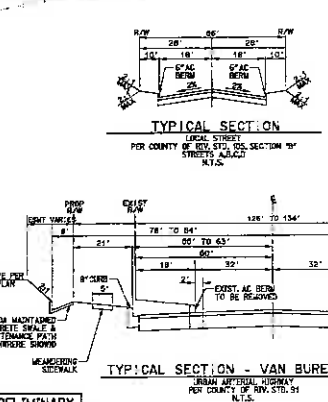
GEOTECHNICAL ENGINEER'S CERTIFICATE
 THIS GRADING PLAN HAS BEEN REVIEWED BY THE LICENSED ENGINEER AND FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBMITTAL REPORT PREPARED BY GARY STRAIN, INC. DATED 05/15/17.
 NAME: _____ DATE: _____

DRAINAGE NOTE
 EXISTING DRAINAGE DITCHES (A) AND (B) DISCHARGE DOWNSTREAM OF THE SITE AND FLOW WESTERLY EXISTING DRAINAGE DITCHES (C) AND (D) DISCHARGE DOWNSTREAM OF THE SITE AND FLOW WESTERLY. PERPETUATE THE EXISTING DRAINAGE DITCHES (A) AND (B) DETAILS PROVIDED IN THE PRELIMINARY HYDROLOGY REPORT.

WQMP NOTE
 WATER QUALITY MEASURES WILL BE IMPLEMENTED FOR THE PURPOSES OF THE WATER QUALITY MANAGEMENT PLAN PREPARED BY ROCK ENGINEERING COMPANY DATED 5/18/17.

LOT MATRIX

LOT NO.	LOT AREA (SQ FT)	LOT AREA (SQ FT)	LOT NO.	LOT AREA (SQ FT)	LOT AREA (SQ FT)
1	36,817	25,579	31	22,827	17,848
2	28,138	23,334	32	23,020	16,476
3	35,170	19,433	33	20,257	15,891
4	29,636	22,457	34	20,134	16,511
5	14,570	33,763	35	22,511	17,168
6	41,860	22,393	36	22,468	16,890
7	45,287	23,820	37	22,695	16,899
8	47,940	24,617	38	22,019	16,362
9	74,071	26,357	39	20,744	15,825
10	20,134	25,720	40	22,827	17,848
11	20,134	25,720	41	22,827	17,848
12	45,287	17,463	42	17,463	17,463
13	26,357	23,820	43	22,827	17,848
14	24,617	16,362	44	22,827	17,848
15	22,827	17,848	45	22,827	17,848
16	28,138	16,362	46	22,827	17,848
17	28,138	16,362	47	22,827	17,848
18	28,138	16,362	48	22,827	17,848
19	28,138	16,362	49	22,827	17,848
20	28,138	16,362	50	22,827	17,848
21	28,138	16,362	51	22,827	17,848
22	28,138	16,362	52	22,827	17,848
23	28,138	16,362	53	22,827	17,848
24	28,138	16,362	54	22,827	17,848
25	28,138	16,362	55	22,827	17,848
26	28,138	16,362	56	22,827	17,848
27	28,138	16,362	57	22,827	17,848
28	28,138	16,362	58	22,827	17,848
29	28,138	16,362	59	22,827	17,848
30	28,138	16,362	60	22,827	17,848



PRELIMINARY SET FOR CONSTRUCTION

DATE	BY	REVISIONS

ENGINEER OF WORK
 RICHARD C. O'NEILL, R.C.E. 63306
LAND SURVEYOR
 WILLIAM RONALD, W.R.S. 63002

DATE _____ **DATE** _____

APPROVED BY _____ **DATE** _____

APPROVED BY _____ **DATE** _____



INSTALLATION OF FRONT YARD LANDSCAPING:
EACH OWNER SHALL COMPLETE THE INSTALLATION OF LANDSCAPING IN ALL THE YARD AREAS OF SUCH OWNER'S LOT (YARDS NOT NOW MAINTAINED) IN ACCORDANCE WITH A PLAN APPROVED BY THE DESIGN REVIEW COMMITTEE WITHIN 6 MONTHS AFTER THE CLOSE OF ESCROW. EACH OWNER SHALL OBTAIN ALL PERMITS NECESSARY AND SHALL COMPLY WITH REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY. ALL LANDSCAPING SHALL COMPLY WITH LOW WATER REQUIREMENTS PER RIVERSIDE COUNTY ORDINANCE NO. 550.



TREES (Conceptual list including but not limited to): ENTRY ACCENT TREE (3' Box) Interior Street Tree (2' Box) Interior Slopes (2' Galley) Detention Basin Slopes (2 Galley) Van Buren Street Tree (2' Box) Van Buren Slopes (2' Box) Pocket Park Tree (2' Box)	Chokecherry Cherry Blossom Crape Myrtle Magnolia Orange Blossom Lemon Magnolia Peach Sourwood Weeping Willow Yucca	LOW MODERATE MODERATE MODERATE LOW MODERATE MODERATE
--	--	--

GRASS (1' x 10')	St. Augustine Grass	Low
SPRINKLER (1' x 10')	St. Augustine Grass	Low
GRASS (2' x 10')	St. Augustine Grass	Low
SPRINKLER (2' x 10')	St. Augustine Grass	Low

GRASS (1' x 10')	St. Augustine Grass	Low
SPRINKLER (1' x 10')	St. Augustine Grass	Low
GRASS (2' x 10')	St. Augustine Grass	Low
SPRINKLER (2' x 10')	St. Augustine Grass	Low

GRASS (1' x 10')	St. Augustine Grass	Low
SPRINKLER (1' x 10')	St. Augustine Grass	Low
GRASS (2' x 10')	St. Augustine Grass	Low
SPRINKLER (2' x 10')	St. Augustine Grass	Low

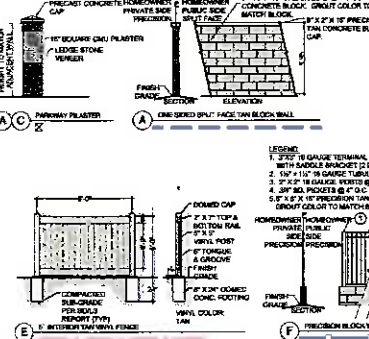
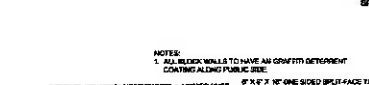
DETENTION BASIN TEMPORARY DRAINAGE SYSTEM
DETENTION BASIN FENCES
LANDSCAPE MAINTENANCE
SIGNAGE

3 REFER TO SHEET 4

2 REFER TO SHEET 4

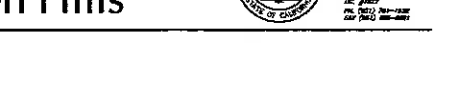
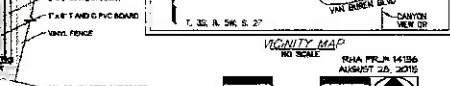
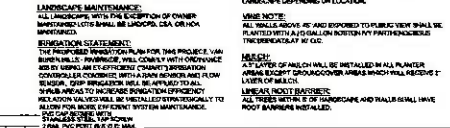
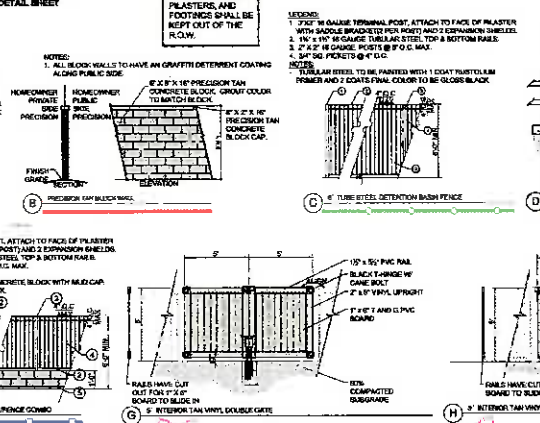
1 REFER TO SHEET 4

4 REFER TO SHEET 4



ALL WALLS, FINISH GRADES, AND FOOTINGS SHALL BE KEPT OUT OF THE FLOW.

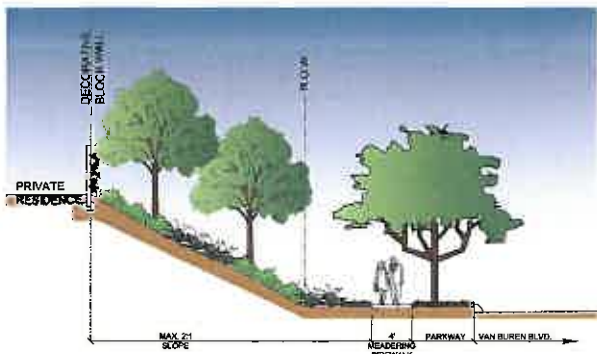
BEFORE PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES. INCLUDING BUT NOT NECESSARILY LIMITED TO: APPLICABLE DESIGN & CONFORMANCE 461, PROJECT CONDITIONS OF APPROVAL AND SUBSTITUTION. UNDERSTANDING THAT THE APPROVED LANDSCAPE CONCEPT PLAN SHOULD THE ORDINANCE BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.



Conceptual Overall Master Site Plan Tract 36813 The Estate Collection at Van Buren Hills

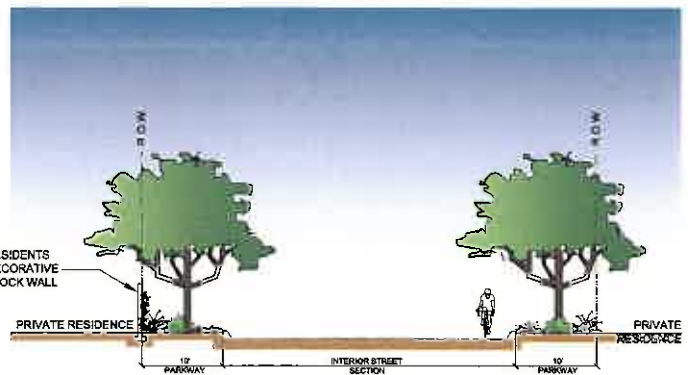


Van Buren Blvd, Riverside, California



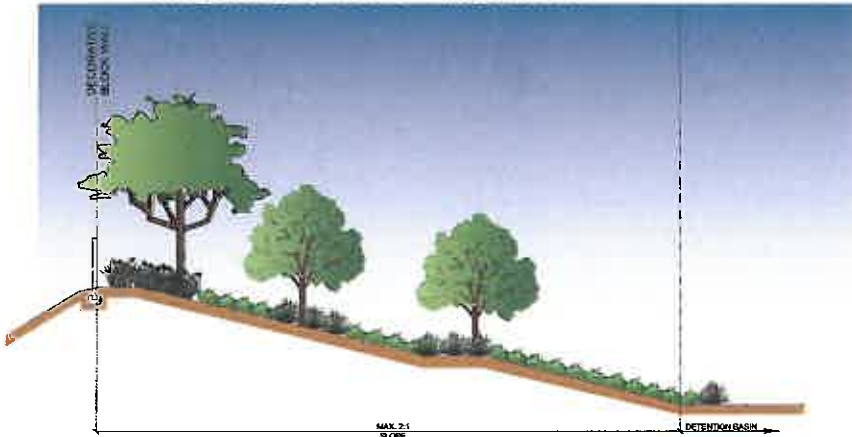
VAN BUREN BLVD. LANDSCAPE SECTION A-A

N.T.S.
VAN BUREN BOULEVARD RIGHT OF WAY PLANT MATERIAL TO INCLUDE PAIRS OF STREET TREES AND THE COMBINED USE OF GROUNDCOVER AND LOW SHRUBS. IMMEDIATELY BEHIND RIGHT OF WAY THE PLANT MATERIAL WILL BE A COMBINATION OF INTERIOR SLOPE TREES, EROSION CONTROL TREES, GROUNDCOVER, SHRUBS, AND A VINE SPACED EVERY 10' O.C. ALONG PERIMETER WALL. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS



INTERIOR STREET LANDSCAPE SECTION B-B

N.T.S.
INTERIOR STREET RIGHT OF WAY PLANT MATERIAL TO INCLUDE A STREET TREE (ONE FOR TYPICAL LOTS AND THREE FOR CORNER LOTS) AND THE COMBINED USE OF GROUNDCOVER, SHRUBS, AND VINES (WHERE REQUIRED). REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.



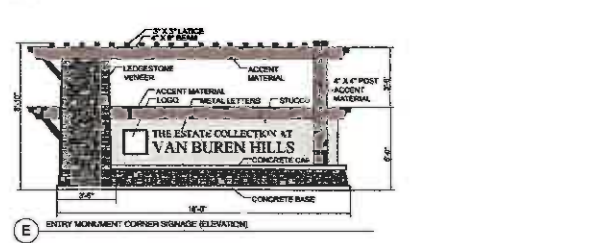
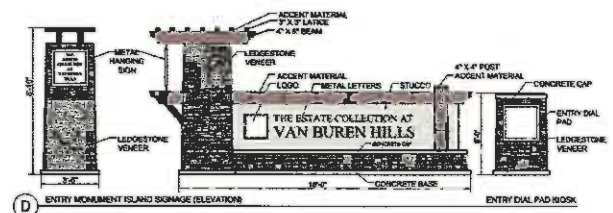
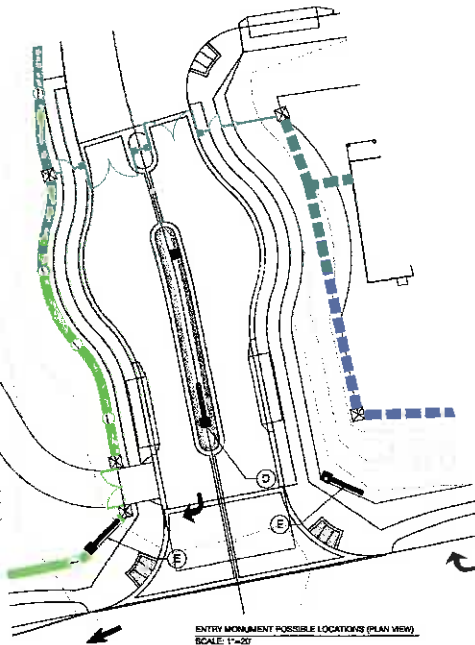
DETENTION BASIN SECTION C-C

N.T.S.
DETENTION BASIN PLANT MATERIAL TO INCLUDE LARGE SCALE TREES AND AN ASSORTMENT OF DROUGHT TOLERANT SHRUBS AND GROUNDCOVER. GROUNDCOVER TO BE PLANTED IN MASSING TO PROTECT THE SLOPE, AND SHRUBS TO BE PLANTED WITH A GENEROUS O.C. SPACING TO REFLEX A NATURAL DESERT-SCAPE DESIGN. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.

ALL PLANTS SHALL BE SPECIFIED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 588 Landscape Water Use Calculations
Tr. 36813- The Estate Collection at Van Buren Hills

1 Maximum Annual Water Allowance (MAMA) - Create Slopes and Permeable	
INPUT the lot area drainage of landscape in sq. ft.	63,333 sq. ft.
INPUT the IPIR ETV for the area	0.02
MAMA =	5,262.66 cu ft/yr
2 Estimated Annual Water Use (EAUWU)	
50% Hydrozone #1 - 80% Shaded	INPUT Per Factor = 0.8
INPUT Maximum Annual Water Allowance	2,631.33
INPUT Hydrozone irrigation efficiency	0.9
EAUWU =	2,368.197 cu ft/yr
50% Hydrozone #2 - 50% Sun	INPUT Per Factor = 0.5
INPUT Maximum Annual Water Allowance	2,631.33
INPUT Hydrozone irrigation efficiency	0.9
EAUWU =	1,459.243 cu ft/yr
Hydrozone #3 - no plant material	INPUT Per Factor = 0
INPUT Maximum Annual Water Allowance	2,631.33
INPUT Hydrozone irrigation efficiency	0.9
EAUWU =	0.000 cu ft/yr
EAUWU =	4,827.440 cu ft/yr
EAUWU =	1,085.977 cu ft/yr
Input Irrigation System Operation Factor	0.85
Total EAUWU =	1,280.075 cu ft/yr
MAMA - EAUWU =	4,547.365 cu ft/yr
(This number must be positive)	
PERCENTAGE OF WATER SHAVED RELATIVE TO MAX ALLOWED =	9%



Site Plan Detail Exhibits
Tract 36813
The Estate Collection at Van Buren Hills

Van Buren Blvd, Riverside, California

L-2



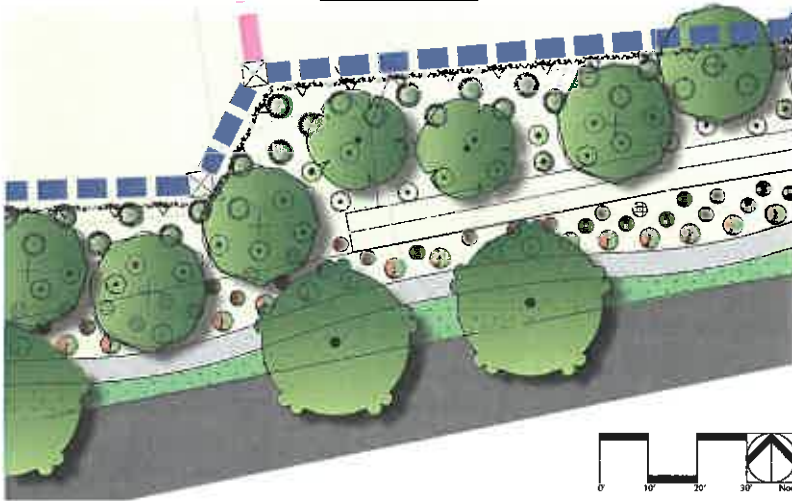
RVA PROJ# 14130
AUGUST 28, 2015



ANDERSON ASSOCIATES
2000 20th STREET
RIVERSIDE, CALIFORNIA
92504
TEL: (951) 947-1800
FAX: (951) 947-1801

ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

VAN BUREN PLANTING



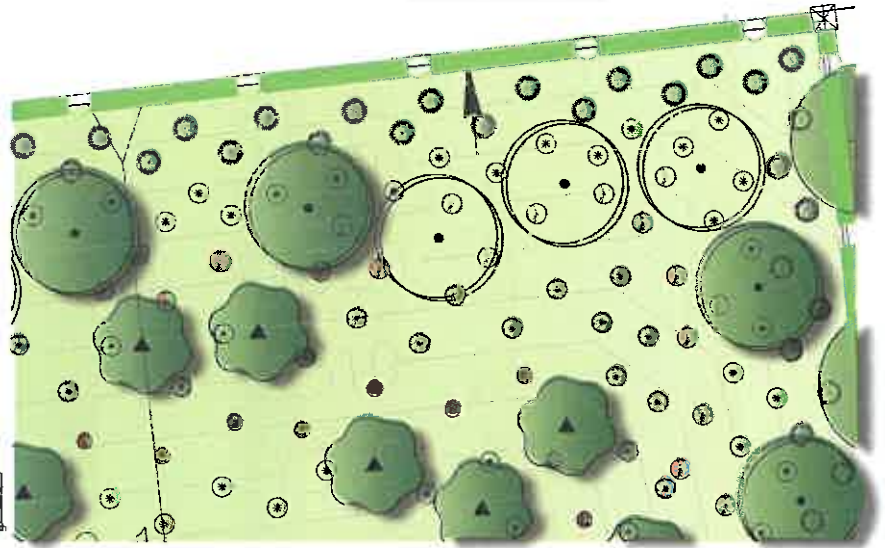
VAN BUREN TYPICAL PALETTE

- GINKGO BILOBA 'SARATOGA' 'MAIDENHAIR TREE'
- LAGERSTROEMIA INDICA 'TUSCARORA' 'GRAPE MYRTLE' MULTI-TRUNK
- PLATANUS RACEMOSA MULTI-TRUNK 'CALIFORNIA SYCAMORE'
- LIGUSTRUM JAPONICUM 'TEXANUM' 'TEXAS PRIVET'
- RHAPHOLEPIS INDICA 'JACK EVANS' 'INDIAN HAWTHORNE'
- PITTOSPORUM TOBIRA 'SHIMA' 'CREAM DE MINT DWARF MOCK ORANGE'
- SALVIA LEUCANTHA 'MEXICAN SAGE'
- BERBERIS THUNBERGII 'CRIMSON PYGMY' 'JAPANESE BARBERRY'
- ACACIA REDOLENS 'LOW BOY' 'LOW BOY ACACIA'
- ROSMARINUS O. 'PROSTRATUS' 'PROSTRATE ROSEMARY'
- PARTHENOCCISSUS TRICUSPIDATA 'BOSTON IVY'

DETENTION BASIN PLANTING

DETENTION BASIN TYPICAL PALETTE

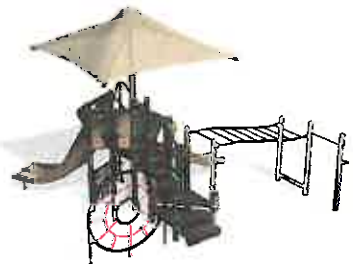
- FICUS LANCEA 'AFRICAN SUMAC'
- GLEDITSIA TRIACANTHOS 'HONEY LOCUST'
- BACCHARIS SARATHROIDES 'DESERT BROOM'
- CISTUS X PURPUREUS 'ORCHID ROCK ROSE'
- MUELENBERGIA CAPILLARIS 'PINK MUFFLY'
- HELICTOTRICHON EMPERVIRENS 'BLUE OAT GRASS'
- MYOPORUM PARVIFOLIUM 'MYOPORUM'





POCKET PARK PALETTE

- STREET TREE- REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN
- FISTACIA CHINENSIS "CHINESE PISTACHE"
- LIQUSTRUM JAPONICUM TEXANUM TEXAS PRIVET
- NANNARIA D. COMPACTA HEAVENLY BAMBOO
- RHAPHIOLEPIS INDICA JACK EVANS INDIAN HAWTHORNE
- PITOSPORUM TOBIRA SHIMA CREAM DE MINT DWARF MOCK ORANGE
- BERBERIS THUNBERGII CRIMSON PYGMY JAPANESE BARBERRY
- CALLISTEMON CITRINUS LITTLE JOHN DWARF BOTTLEBRUSH
- ROSMARINUS O. PROSTRATUS PROSTRATE ROSEMARY
- PARTHENOCCISSUS TRICUSPIDATA BOSTON IVY



LANDSCAPE MAINTENANCE:

ALL LANDSCAPE, WITH THE EXCEPTION OF OWNER MAINTAINED LOTS SHALL BE CSA MAINTAINED OR HOA MAINTAINED.

IRRIGATION STATEMENT:

THE PROPOSED IRRIGATION PLAN FOR THIS PROJECT, VAN BUREN HILLS - RIVERSIDE, WILL COMPLY WITH ORDINANCE 889 BY USING AN ET-EFFICIENT (SMART) IRRIGATION CONTROLLER COMBINED WITH A RAIN SENSOR AND FLOW SENSOR. DRIP IRRIGATION WILL BE APPLIED TO ALL SHRUB AREAS TO INCREASE IRRIGATION EFFICIENCY. SOLATION VALVES WILL BE INSTALLED STRATEGICALLY TO ALLOW FOR MORE EFFICIENT SYSTEM MAINTENANCE.

VINE NOTE:
ALL WALLS ABOVE 48" AND EXPOSED TO PUBLIC VIEW SHALL BE PLANTED WITH A (1) GALLON BOSTON IVY PARTHENOCCISSUS TRICUSPIDATA AT 10' O.C.

MULCH:
A 3" LAYER OF MULCH WILL BE INSTALLED IN ALL PLANTER AREAS EXCEPT GROUND COVER AREAS WHICH WILL RECEIVE 2" LAYER OF MULCH.
LINEAR ROOT BARRIER:
ALL TREES WITHIN 6' OF HARDSCAPE AND WALLS SHALL HAVE ROOT BARRIERS INSTALLED.

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE 889 3; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCE BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 889 Landscape Water Use Calculations			
Tr. 36813- The Estate Collection at Van Buren Hills			
1	Maximum Allowed Water Allowance	DEMAND	Pocket Park
	INPUT: net total square footage of landscape =	7,255	sq. ft.
	INPUT: net total sq. ft. to be irrigated =	7,255	sq. ft.
	MAXIMUM ALLOWED WATER ALLOWANCE =	17,885	gal/yr
2	Equipment Allowed Water Use	(GAMA) =	
40% Hydration #1 - Best Practice	INPUT: Plant Factor =	0.3	
INPUT: Hydration Irrigation Efficiency =	0.8		
OUTPUT =	11,227	gal/yr	
40% Hydration #2 - Low Water Use	INPUT: Plant Factor =	0.25	
INPUT: Hydration Irrigation Efficiency =	0.8		
OUTPUT =	11,227	gal/yr	
Hydrozone #3 - no plant material	INPUT: Plant Factor =	0	
INPUT: Hydration Irrigation Efficiency =	0.8		
OUTPUT =	0	gal/yr	
	Sub Total (GAMA) =	11,227	gal/yr
	Final Irrigation System Operation Factor =	0.99	
	Total Allowed =	11,227	gal/yr
	MAXIMUM ALLOWED WATER ALLOWANCE =	17,885	gal/yr
	(See number codes by plantings)		
	PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED =	37%	



**Park Plan Enlargement
Tract 36813
The Estate Collection at Van Buren Hills**

Van Buren Blvd, Riverside, California



RFA PREP 14136
AUGUST 20, 2015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR 36813, CZ 7857, and Exception to Ordinance No. 460

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

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

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: August 29, 2017

Applicant/Project Sponsor: Peter Pitassi Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 08/29/17
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42694 ZCFG6077

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42694
Project Case Type (s) and Number(s): TR36813 and CZ7857
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford, Contract Planner
Telephone Number: (951) 955-6646
Applicant's Name: Peter Pitassi
Applicant's Address: 10621 Civic Center Drive, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

Project Description: The proposed project consists of: **Change of Zone No. 7857** to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) **to** One-Family Dwelling (R-1) and **Tentative Tract Map No. 36813** a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin. An **Exception** to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

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

B. Total Project Area: 38.3 acres

Residential Acres: 38.3	Lots: 38 and four lettered lots.	Units: 38	Projected No. of Residents: 127 ¹
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: N/A			

C. Assessor's Parcel No(s): 273-450-002, 003, 017, 018, and 019

Street References: North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 27, Township: 3S and Range: 5W

E. Brief description of the existing environmental setting of the project site and its surroundings: The subject property is comprised of approximately 38.3 acres of undeveloped land. Topography of the site is generally hilly with large boulders and rock out croppings. Elevations at the site range from approximately 1,284 to 1,456 feet above mean sea level (msl). Drainage within the subject property generally flows to the west. The site is currently bordered by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

¹ ¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42694
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Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

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¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Mathews/Woodcrest Area Plan of the Riverside County General Plan. The Project site's land use designation is "Rural Community: Very Low Density Residential (RC: VLDR). This land use designation encourages the development of single-family detached residences on large parcels of 1 to 2 acres. The Project site is not located within a policy area. The Project site is located within the Sphere of Influence of the City of Riverside. The Project would be consistent with the City of Riverside sphere of influence policies and land use designation for the site. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** With the incorporation of Mitigation Measures such as, the installation of barrier walls, types of windows installed, thickness of doors, roofing, and attic venting requirements will ensure that the development of the site will have less than significant impacts in terms of noise and will meet all applicable Noise Element policies.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** The proposed Project includes 0.25 acre park centrally located within the project site for both recreational purposes and promoting a healthy living

environment for its residents by encouraging physical activity. Therefore, the proposed Project will not conflict with the General Plan Healthy Communities policies.

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

C. Foundation Component(s): Rural Community

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews/Woodcrest

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

3. **Land Use Designation(s):** Very Low Density Residential

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

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: R-1-1, R-A-1, and R-A-5

J. Proposed Zoning, if any: R-1

K. Adjacent and Surrounding Zoning: R-1-1 and A-1-1

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Deborah Bradford

Signature

August 28, 2017

Date

Deborah Bradford

Printed Name

For Charissa Leach, P.E., Assistant TLMA Director

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is not located within the radius of the Mt. Palomar Observatory that would be subjected to the criteria of Ordinance No. 655 as it pertains to lighting standards. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed Project will result in a minor new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the Project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. In result, this Project will be designed to be consistent with existing neighboring residential developments and is small in size; therefore, less than significant impacts would occur.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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

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

Findings of Fact:

a-b) According to "Map My County" the Project site is designated as "Other Lands, Urban-Built Up Land". The Project site is zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1) and is not subject to a Williamson Act Contract. No impacts will occur.

c) Directly south of the proposed Project is an area with the zoning classification of Light Agriculture, 1-acre minimum (A-1-1). As a standard condition of approval a note on the Environmental Constraints sheet shall state that specific lots within the Project site are within 300 feet of land zoned for primarily agricultural purposes and was not considered a nuisance prior to development of the site shall then be considered a nuisance after ultimate development of the site occurs. With the incorporation of Condition of Approval 50. PLANNING. 13., impacts will be less than significant.

d) Although the Project site is directly south of property with the zoning classification of Light Agriculture ultimate development of the site will not result in the conversion of farmland to a non-agriculture use in that much of the area's development pattern is transitioning to residential uses. Additionally, the land use designation for this property and property within the vicinity of the Project site is Rural Community: Very Low Density Residential (RC: VLDR) which encourages limited agricultural uses The Project will have no impacts in regards to this issue area in that limited agricultural uses are encouraged.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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 OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a). The County has no designation 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)). Therefore, the proposed Project will have no impact on land designated as forest land, timberland, or timberland zoned Timberland Production.
- b). According to the Lake Mathews/ Woodcrest Area Plan Land Use Map, the Project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.
- c). The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The Project will have no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: SCAQMD CEQA Air Quality Handbook, Riverside County Transportation Department, Traffic Impact Analysis Preparation Guide, April 2008.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) An Air Quality Analysis was not required for this Project due to its small size. However, to determine air quality impacts Planning Staff reviewed the Air Quality analysis for a recently adopted Mitigated Negative Declaration for a County project on a 45.5 acre site with 138 single-family residential lots proposed. The analysis determined that the project's ultimate construction of the single family residences will be subject to SCAQMD Rule 403 for fugitive dust. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emission generated by construction-related vehicles. The maximum daily emissions for the larger project during construction compared the SCAQMD daily regional thresholds and determined that the project would not exceed any of the short-term thresholds and would have less than significant impacts. No mitigation was required. Because the proposed Project is significantly smaller and with the incorporation of condition of approval 10. BS GRADE. 8 in regards to fugitive dust, impacts will be considered less than significant.

c) The Project site is located within the portion of the South Coast Air Basin designated as a non-attainment area, under state and federal standards for ozone, PM-10, and PM-2.5. (AQMD, p. 2-1). Since the 138 unit project's emissions do not exceed SCAQMD established thresholds of significance as identified their Air Quality Analysis, we can determine that the smaller, proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project's region is non-attainment. Therefore, impacts are less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. While there are some residences nearby, the Project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed Project will involve the construction of sensitive receptors (i.e. residences). However, there are currently no substantial point source polluters within a one mile radius of the Project. Therefore, impacts from point source polluters will be less than significant.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the Project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. However, given that these existing residences are located adjacent to Van Buren Boulevard an Urban Arterial Highway exposure to exhaust from vehicles and trucks occurs on a daily basis. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

List of Biological Reports prepared for TR36813 referenced in this section:

Habitat Assessment and MSHCP Consistency Analysis, Report Date: December 13, 2015, Prepared by Gonzales Environmental Consulting, LLC

Burrowing Owl and Nesting Bird Survey, Report Date: July 31, 2014, Prepared by VHBC, Inc.

Jurisdictional Delineation, Report Date: August 22, 2014, Prepared by Gonzales Environmental Consulting, LLC

Determination of Biologically Equivalent or Superior Preservation (DBESP), Report Date: Revised February 10, 2016, Prepared by Gonzales Environmental Consulting, LLC

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

a) The Project site consists of five parcels (APNs 273-450-002, -003, -017, -018, and -019). The Project site is located within the Lake Mathews/Woodcrest Area Plan and is not located within a criteria cell, cell group, subunit, or special linkage area. Therefore, the Project was not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR). The Project is required to be consistent with Section 6.0 of the MSHCP. A consistency analysis is provided herein.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

The proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of riverine habitat.

The DBESP report proposes the purchase of mitigation credits from the Riverside-Corona Resource Conservation District (RCRCD) at a 2:1 ratio for impacts to the 0.699 acre of Riparian habitat. In the event that in-lieu mitigation credits are not available for purchase from the RCRCD at the time of Project implementation, a Habitat Mitigation and Monitoring Plan (HMMP) will be required for site-specific restoration at a 2:1 mitigation to impact ratio. The DBESP report also proposed a deed restriction for the 0.117 acre of riverine habitat proposed for avoidance.

The Project has been conditioned prior to grading permit issuance by the County of Riverside to submit documentation that the appropriate mitigation credits have been purchased in accordance with the DBESP report updated in February 2016 prepared by Gonzales Environmental Consulting, Inc. The condition of approval includes the requirement for a HMMP in the event that in-lieu fee credits are unavailable for purchase from RCRCD.

The Project has been conditioned prior to map recordation by the County of Riverside to prepare an Environmental Constraints Sheet (ECS) to be included with the final map for the Riverine habitat planned for avoidance.

The Project has been conditioned prior to grading permit issuance for the installation of temporary fencing to protect the Riverine habitat planned for avoidance. The Project has also been conditioned prior to building permit issuance for the installation of a permanent fence to protect the Riverine habitat planned for avoidance.

The Project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County Conditions of Approval and with the completion of the required DBESP mitigation.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The Project site is not located within a survey area Narrow Endemic Plant Species; therefore, no surveys were required. The Project is consistent with Section 6.1.3 of the MSHCP.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The Project site is not located adjacent to Public/Quasi-Public Conserved Lands or any other conservation area. The closest PQP Conserved Lands are located approximately one mile west of the Project site (Mockingbird Canyon Reservoir). The Project is not subject to the Urban/Wildlands Interface Guidelines. The Project is consistent with Section 6.1.4 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The Project site is located within the required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance. The proposed Project is consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County Conditions of Approval.

The Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan with adherence to Riverside County conditions of approval. Impacts will be less than significant with adherence to Riverside County conditions of approval and with mitigation incorporated.

b) Stephens' kangaroo rat (*Dipodomys stephensi*), a federal endangered and state threatened species was observed on the Project site by VHBC, Inc. biologists in 2015.

The Stephens' kangaroo rat is relatively widespread throughout the MSHCP Area, but the main blocks of occupied habitat are concentrated in several Core Areas that must be conserved. The Stephens' kangaroo rat also requires species-specific monitoring and management to ensure its long-term viability in the MSHCP Area, including tracking population densities and maintaining sparse, open grassland habitats.

The Long term Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) provides Take Authorization for SKR within its boundaries. The MSHCP will provide Take Authorization for SKR outside the boundaries of the SKR HCP, but within the MSHCP Area boundaries. As set forth in Section 16.2 of the Implementing Agreement (Section 5.0 of the MSHCP, Volume I), the core reserves established by the SKR HCP will be managed as part of the MSHCP Conservation Area consistent with the SKR HCP. The Project site is located within the SKR Fee Area (Ordinance 633.10) and is required to pay a per acre development fee. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Impacts related to endangered or threatened species will be less than significant after the payment of the required development fees.

c) As discussed in part a) herein, the Project site is located within the MSHCP required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts to 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 will be less than significant with adherence to Riverside County Conditions of Approval.

d) The Project site is not located within an MSHCP linkage area. The Project site is not located adjacent to an existing core or linkage.

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, the Project has been conditioned by the County of Riverside to conduct a pre-construction nesting bird survey prior to grading permit issuance if grading is planned to take place during the avian nesting season (February 1 through August 31).

Impacts related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors will be less than significant with adherence to Riverside County conditions of approval.

e-f) As discussed in part a) herein, the proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP Section 6.1.2. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of onsite riverine habitat. The Project has been conditioned prior to grading permit issuance by the County of Riverside, as discussed in part a) herein, to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing, and permanent fencing.

The Jurisdiction Delineation prepared for the Project site measured 0.242 acre (4,687.38 linear feet) of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre (4,687.38 linear feet) of impacts to CDFW jurisdictional areas.

Permits/Agreements for activities within the streambed/wetlands will be required by the California Department of Fish and Wildlife U.S. Army Corps of Engineers and California Regional Water Quality Control Board. Impacts will be less than significant with adherence to Riverside County conditions of approval and with the required permits for impacts to state and federal waters.

g) The Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are present on the Project site. No impacts will occur.

Mitigation: Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

Monitoring: Staff from EPD shall review prior to the issuance of a grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
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"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017 and authored by Archaeological Associates. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and authored by Archaeological Associates. Although there will be impacts to archaeological resources, these resources were determined to not be significant resources. As such, impacts in this regard will be less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed Project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the Project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the Project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the Project property is currently not used for religious or sacred purposes. Therefore, the Project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

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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10) Tribal Cultural Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. 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:

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,

b. 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.

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

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to four requesting tribes on July 13, 2015. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the Project during grading activities as required by condition of approval 10. PLANNING. 21, to ensure that if any resource is uncovered during earthmoving activities the proper protocol will be incorporated. Pechanga told Planning that the Project may fall within a cultural landscape and that the landscape is a Tribal Cultural Resource. CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

- “(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”;
- “(2) 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.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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geographically defined in terms of the size and scope of the landscape.” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources Code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a traditional cultural landscape. Based on the known village name and the Pechanga’s experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074 and there is no evidence of any other tribal cultural resource on site, the Project will have no impacts on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project				
11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Geologist Comments, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a - b) According to the Lake Mathews/ Woodcrest Area Plan and GIS database, there are no active fault zones within or near the Project site. However, the Project site is within the entire Southern California region is subject to secondary effects from earthquakes and the Project site may be subject to seismic ground shaking due to earthquakes. When construction is proposed, the California Building Code requirements pertaining to new development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered 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.

12) Liquefaction Potential Zone

a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc. Riverside County General Plan Figure S-3 “Generalized Liquefaction”, and GIS database

Findings of Fact:

a) The Geotechnical Report prepared by Earth – Strata stated that due to the proposed structures being placed on compacted fill and the relatively low groundwater level and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction and lateral spreading is considered very low to remote. Therefore impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

13) Ground-shaking Zone

a. 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), Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

14) Landslide Risk

a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report stated that the probability of the occurrence of landslides depends upon the severity of the earthquake, distance from faults, topography, the state of subsurface earth materials, groundwater conditions and other factors would determine the occurrence of this type of ground failure. However, due to the subsurface exploration, and laboratory testing all the potential for seismic induced landslides is considered unlikely. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15) Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report explains that the withdrawal of groundwater or oil from sedimentary earth materials can cause the collapse of pore space that was previously occupied by fluid which in turn results in the ground surface to subside resulting in damage to structures. No excessive withdrawal of fluids is planned in the vicinity of the proposed Project; therefore, the potential for subsidence is considered low to remote. Less than significant impacts will occur due to ground subsidence.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16) Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Project site is at an elevation of more than 1,000 feet above mean sea level and is located more than 30 miles inland from the nearest coastline of the Pacific Ocean, the potential to seismically induced flooding due to a tsunamis is considered nonexistent. No enclosed bodies of water lie adjacent to or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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up gradient of the site, the likelihood for induced flooding due to seiche overcoming the dams freeboard is considered nonexistent and the likelihood of a major reservoir or retention system up gradient of the site would be compromised to a point of failure is considered remote. Lastly, no geological hazard will occur due to volcanic activity in that no volcanos exist in Southern California. No impacts will occur onsite due in regards to other geologic hazards.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

17) Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a-b) The topography of the site is generally hilly with elevations ranging from 1,284 to 1,456 feet above mean sea level (msl). The topography of the site will be changing from that of a natural ungraded site to that of a graded site with building pads. Grading will be in keeping with the natural topography of the site. Cut and fill slopes will not be greater than 2:1 unless otherwise approved as required by condition of approval 10. BS. SAFETY. 9. Therefore, impacts related to these issue areas will be less than significant.

c) Presently, the Project site is vacant and no subsurface sewage disposal systems exists. As proposed the Project site will be served by individual septic systems. To ensure that the placement of these systems are located within an area that has adequate percolation to support these systems the applicant is required to submit a soils percolation report for each individual lot prior to the issuance of building permits. The Project will not result in grading that affects or negates subsurface sewage disposal systems. (COA 10. E HEALTH. 5). Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18) Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<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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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection. Preliminary Geotechnical Interpretive Report, p.16, prepared by Earth – Strata, Inc., June 30, 2014.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that 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. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Geotechnical Study prepared for the Project site stated preliminary laboratory test results indicated onsite earth materials exhibited an expansion potential of VERY LOW and LOW as classified in accordance with the 2013 CBC Section 1803.5.3 and ASTM D4829-03. The report recommended that additional testing for expansive soil conditions should be conducted upon completion of rough grading. When the testing falls within the VERY LOW category, exhibiting an expansion indices of 20 or less as classified in the CBC, the design of slab on ground foundations are exempt from the procedures outlined in Sections 1808.6.1 or 1808.6.2. When the testing falls within the LOW category which exhibits an expansion indices greater than 20, special design considerations are required in accordance with CBC sections 1808.6.1 or 1808.6.2. With the incorporations of the recommendations in the Geotechnical Study and conditions of approval, impacts related to expansive soil will be less than significant.

c) The proposed Project is for the subdivision of a 38.3 acre site into thirty-eight (38) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department requiring that the applicant must submit to the Department of Environmental Health for review and approval a detailed soils percolation report specific to each individual lot (COA 10. E HEALTH.5). In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19) Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

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

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (COA.10 BS GRADE. 8.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

21) Paleontological Resources

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

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

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

a) According to the County's General Plan, this site has been mapped as having a "low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this Project is not anticipated to require any impacts to paleontological resources. However, if fossil remains are encountered during site development conditional of approvals shall be complied with to ensure any impacts remain less than significant. (COA 10. PLANNING 16.) This is a standard condition of approval and as such does not qualify as mitigation pursuant to CEQA. The Project will have a less than significant impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project

22) Greenhouse Gas Emissions

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

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

Source: Greenhouse Gas Analysis for Tentative Tract Map No. 36813, prepared by Urban Crossroads, Haseeb Qureshi and Stephen Abille, April 16, 2015.

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3-acre lot into 38 single-family residential lots with an overall density of 1 lot per acre. The proposed grading activity will be for the ultimate development of 38 single-family residences. A Greenhouse Gas Analysis was prepared for the proposed Project to evaluate Project related construction and operational emissions to determine the level of greenhouse gas (GHG) impacts as a result of constructing and operating the proposed Project. A screening threshold of 3,500 MTCO₂e per year for residential land uses was applied as an accepted County of Riverside threshold within the South Coast Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) GHG screening threshold for stationary source emissions for non-industrial Project s. Based on this threshold the GHG analysis determined that the Project will result in approximately 731.51 MTCO₂e per year; therefore the proposed Project would not exceed the SCAQMD threshold of 3,500 MTCO₂e per year. Project-related emissions would not have a significant direct or indirect impact on GHG and climate change; therefore, less than significant impacts will occur due to Project implementation.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
23) Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of thirty eight (38) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not 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 because as mentioned in section 22a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area and the Project therefore includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24) Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The proposed Project site is located approximately 7.4 miles west of the March Air Reserve Base within Zone E of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017, ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas. (COA 10. PLANNING. 23.)

d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur.

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.

25) Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a Local Responsibility Area (LRA) and therefore has the possibility to 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. Because the Project site is located within an LRA Title 14 requirements do not apply. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. These conditions address the location of blue dot reflectors, fire hydrants, construction materials, secondary access, interior sprinkler system, and the Environmental Constraints Map with notations referring to Very High Fire Hazard Area. With these conditions of approval impacts as they relate to this issue area will be less than significant. (COA 10.FIRE. 1, COA. 50. FIRE. 2 and 4, COA 80. FIRE. 1 and 2).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project

26) Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Hydrologic and Hydraulic Analysis for Van Buren Hills, July 1, 2016, Prepared by Rick Engineering Company. Preliminary Geotechnical Report, prepared by Earth-Strata, Inc., June 30, 2014. Riverside County Lake Mathews/Woodcrest Area Plan, Figure 10, Special Flood Hazard Areas, and Riverside County General Plan Figure S-9, Special Flood Hazard Areas and Figure S-10, Dan Failure Inundation Zones.

Findings of Fact:

a) The proposed Project is to allow for the subdivision of a 38.3 acre site into 38 single-family residential lots. In addition there will also be a 3-acre bio-retention basin located along the southwest portion of the Project site. Although only a map and change of zone are being considered for approval at this time, single family residences are a use by right in the zone, and ultimate development of the project site will likely be for the construction of 38 single-family residences. The Hydrology report prepared for the Project stated, "In the post- Project condition, the general flow paths of the four drainage patterns throughout the site will be maintained..." Because the natural drainage will be maintained adjacent properties will not be impacted by an increased drainage flow than what is currently existing. Condition of approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. In addition, Condition of Approval 10. TRANS. 5 requires that the land divider accepts and properly disposes of all off-site drainage flowing onto or through the site. Several of the drainage areas on-site are required to obtain permits from the Army Core of Engineers (ACOE), State Department of Fish and Wildlife and the California Regional Water Quality Control Board With these standard conditions of approval and permits from outside agencies impacts in regards to the alteration of the course of a stream or river causes substantial damage to properties on or off-site will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration; however, localized groundwater could be encountered during grading activities and recommended subdrain systems be installed in all canyon areas, buttresses, fill over cut slopes,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or stabilization fills. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 25a. and b., the Condition of Approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. Condition of approval 10. FLOOD RI. 3 requires that storm flow be contained within the curb or right-of-way dependent upon type of storm. If the criteria is exceeded additional facilities will be required to be installed. Development of this site would impact downstream property owners by increasing the rate and volume of flood flows. As a part of this Project the applicant is proposing that a 3-acre bio-retention basin be constructed along the southwestern portion of the site to ensure impacts to these properties are not increased due to Project implementation. Condition of approval 10 FLOOD RI. 12 requires that final design of the basin be determined at the improvement plan stage of this development and condition of approval 10. FLOOD RI. 13., requires that the basin and outlet structures must be capable of passing the 100-year storm without damage to the facility. Therefore, with the incorporation of the proposed mitigation measures the Project would not exceed the capacity of existing or planned stormwater drainage systems and therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

e-f) As indicated in the Lake Mathews/Woodcrest Area Plan Figure 10 Special Flood Hazards Area, the Project is not located in an area with the potential for flood hazards. The Project site is located within FEMA Flood Zone "X" unshaded which means that in terms of flood insurance it is available but is not required by regulation in these zones. Property could be subjected to damage by severe storms due to failure of local drainage system. However, as noted above condition of approval 10. FLOOD R1. 3, 12 and 13 requires that infrastructure is installed to ensure that flood flows are contained and do not impact downstream properties. In addition, the installation of the bio-retention basin will also ensure that storm waters are retained on site on would not result in damage to properties on or off-site. Therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

g) The proposed Project is to allow for the subdivision of a 38.3 acre lot into 38 single-family residential lots with an overall density of 1 acre lots. Ultimate development will be for the construction of 38 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a SWPPP will be required (COA. 60. BS. GRADE. 1) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Conditions of approval 10. TRANS. 4 and 5 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project will not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of this Project site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, a 3-acre bio- retention basin will be constructed to ensure that properties off-site will not be impacted. As well as Condition of Approval 10. TRANS. 4 which requires the land divider to protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. Therefore, impacts will be less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: The Project monitoring will be administered through the Riverside County Flood Control and Water Conservation District.

27) Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) The proposed Project is to allow for the subdivision of a 38.3 acre lot into thirty eight (38) single-family residential lots. Future development will ultimately result in the construction of 38 single-family residences. A Jurisdictional Delineation Report, dated August 22, 2014 was prepared for the Project site which found that several drainage courses exist on-site and are under the jurisdiction of the Army Core of Engineers (ACOE), the California Department of Fish and Wildlife and the California Regional Water Quality Control Board. The Project will result in an alteration to these existing drainage courses and result in an increase to surface run-off and change in absorption rates; however, with the incorporation of conditions of approval and mitigation and the construction of the bio-retention basin impacts associated with this issue area will be less than significant. (COA 10. FLOOD RI. 3, 4, 12, 13, and 18, COA 10. TRANS. 4 and 5, COA 50. FLOOD RI. 12, COA 60. BS. GRADE 15, 60. EPD. 3 and 60. FLOOD RI. 10)

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed Project will not change the amount of surface water in any water body, in that the closest body of water is Lake Mathews located approximately 3 miles southwest from the Project site and storm waters will be diverted to the bio-retention basin on site. No impact will occur.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: Riverside County Flood Control and Water Conservation District.

LAND USE/PLANNING Would the project

28) Land Use

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

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

Findings of Fact:

a) The proposed Project site is currently vacant land. The Project site has an existing General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). The development pattern and surrounding land use designations are consistent with the proposed development of the Project site with single-family residential dwelling units. Therefore, impacts are less than significant.

b) The proposed Project site is located within the City Sphere of Influence of City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed Project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. (City of Riverside Land Use and Urban Design Element pg. LU. 134 No further discussion was warranted. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

29) Planning

a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority 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

Findings of Fact:

a) The Project site is currently zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). Although the proposed Project is not consistent with these zoning classifications, Change of Zone No. 7857 proposes to change the zoning to One-Family Dwelling (R-1). Upon approval of the zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. Therefore, no impacts will occur.

b) Properties to the north are zoned Residential Agricultural, 5-acre minimum (R-A-5), to the east and west One-Family Dwellings, 1-acre minimum (R-1-1), and to the south, Light Agriculture, 1-acre minimum (A-1-1). The proposed Project's change of zone will be compatible with the density and residential uses in the Project area. Impacts will be less than significant.

c) Existing land uses surrounding the Project site to the east, west and south are residential uses. The General Plan's land use designation for this Project area is for single-family detached residential development on large parcels of 1-2 acres. Future development of 38 single-family residences on the 38.3 acre site will be compatible with existing and future land uses in the area. The proposed Project will have less than significant impacts.

d) The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

e) The proposed Project will not disrupt or divide the physical arrangement of an establish community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
31) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

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

a) The proposed Project site is located approximately 7.5 miles west of March Air Reserve Base and is located within Zone E of the Airport Compatibility Plan. The noise impact in this zone is listed as low and is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities. However, given that the Project site is adjacent to Van Buren Boulevard an 'Urban Arterial Highway' noise impacts due to the airport will be negligible in comparison to vehicular traffic. In addition, mitigation measures as they relate to interior noise will require noise attenuation measures to ensure that noise levels will be less than significant..

b) The proposed Project site is not located within the vicinity of a private airstrip resulting in the exposure of people residing or working in the area to excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32) Railroad Noise

NA A B C D

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

Findings of Fact:

The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Interstate 215 is located approximately 7 miles east of the Project site and State Route 91 is located approximately 4 miles north of the Project site. The Noise Impact Analysis (NIA) prepared by Urban Crossroads for the proposed Project identifies that the principal sources of noise that will impact the Project site is vehicle noise from Van Buren Boulevard, located adjacent to the project site. The Project will also experience some background traffic noise impacts from the Project's internal roads, however due to the distance, topography and low traffic volume/speeds, traffic noise from these roads will not make a significant contribution to the noise environment. The NIA determined that Lots 1 and 22 would need the construction of a 4-foot high noise barrier, an 8-foot high noise barrier for Lot 23 and 7-foot high noise barriers for lots 24, 25, and 26 to reduce the exterior noise from 61.5 to 64.7 dBA CNEL. In addition to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria the interior noise mitigation measures described below are required. With incorporation of these mitigation measures, impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MITIGATION:

Exterior Noise Mitigation

Noise barriers:

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

- Lots 22: **4 foot high barrier**
- Lot 24, 25, and 26: **7 foot high barrier**
- Lot 23: **8 foot high barrier** The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior noise mitigation:

1. Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

3. Walls: At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

4. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

5. Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

6. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

Monitoring: Department of Building and Safety

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

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

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

Findings of Fact:

a) A Noise Impact Analysis (NIA) was prepared by Urban Crossroads dated March 3, 2015 for the proposed Project to determine potential impacts. The following discussion summarizes the information found in the NIA as a result of the proposed Project. The primary source of noise impacts to the Project site will be traffic noise from Van Buren Boulevard. The Project will also experience some background traffic noise impacts from the Project’s internal streets. However, due to the distance, topography and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

The NIA indicates that the unmitigated exterior noise levels at residential lots and adjacent to Van Buren Boulevard will range from 68.1 to 76.6 dBA CNEL; which exceeds the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use. Unmitigated Interior noise levels at the first floor building façade on lots adjacent to Van Buren Boulevard will range from 62.9 to 66.7 dBA CNEL and on the second floor will range from 67.8 to 76.0 dBA CNEL ; both of which exceed the County of Riverside’s 45 dBA CNEL interior noise level standard for residential use. However, with implementation of mitigation measures as noted above, impacts related to noise will be reduced to a level of less than significant within the acceptable County standard for exterior and interior residential noise levels. (COA. 10. PLANNING 23.)

b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), 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. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.

c) As stated above in a) the proposed Project will result in the exposure of people to noise in excess of the allowable standards of the General Plan. However, with the incorporation of the proposed mitigation measures impacts as they relate to noise will be considered less than significant. (COA. 10. PLANNING 23.)

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. However, this type of noise would be temporary and infrequent. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

POPULATION AND HOUSING Would the project				
36) Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of approximately 38 dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project is for the subdivision of a 38.3 acre site. The Project site is comprised of vacant land, no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

d) The Project is not located within a County Redevelopment Project Area. Therefore, the Project will have no impact.

e-f) The proposed Project will construct a total of 38 dwelling units generating a total of approximately 127 persons. Given that the land use designation for the Project site is for Very Low Density Residential, 1 to 2 acre lots, the projected population growth for this Project is consistent with the General Plan. Infrastructure improvements will be provided on-site, the bio-retention basin and off-site to ensure properties downstream of storm flows will not be damaged by an increase in storm water runoff. Van Buren Boulevard serves the Project site. Improvements such as curb and sidewalk will be required; however no expansion or extension of the roadway will occur. Impacts related to inducing population growth are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

37) 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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

38) Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

39) Schools

Source: Riverside Unified School District., GIS database

Findings of Fact:

The public schools serving the Project site would be Woodcrest Elementary school located approximately 1.7 miles from the Project site, Frank Augustus Miller Middle school located approximately 2.7 miles from the Project site and Ramona High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40) Libraries

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 closest public library is the Woodcrest Community Library which is located approximately 1.6 miles east of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval (COA 10. PLANNING 9.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

41) Health Services

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

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

RECREATION

42) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project will include a small tot lot with playground equipment and will serve the children of the neighborhood. The tot lot will be located directly south of Street 'D' and will be comprised of approximately .25 acres. Based on Ordinance 460, Section 10.35 Park and Recreation Fees and Dedications the dedication of land or fees shall be provided when land that is proposing to be subdivided is for residential uses. For the purposes of identifying the amount of park acreage required to serve the proposed Project, Section 10.35 (H) (b) of Ordinance No. 460 requires the use of the rate of 2.59 persons per dwelling unit with attached garages. The resulting estimate of 98 persons equates to the need to provide 0.5 acres of neighborhood or community park or the payment of fees. With the incorporation of Conditions of Approval 50. PLAN. 8 and 90. PLAN. 3., impacts will be less than significant.

b) As previously addressed, one tot lot will be provided within the Project scope. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities. Therefore, less than significant impacts will occur.

c) The applicant has requested to be annexed into Community Service Area 132 for, row landscaping, basin maintenance and street lights. Condition of Approval 50. PLAN. 7 requires that prior to recordation of the Map the applicant submit written proof that the annexation has occurred. Less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

43) Recreational Trails

Source: Riverside County General Plan, Lake Mathews/Woodcrest Area Plan, Figure 8 – Trails and Bikeway Systems.

Findings of Fact:

There are no designated General Plan trails located on the Project site. A designated Regional Trail is located along Mockingbird Canyon Road approximately 3,000 feet from the Project site. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project

44) Circulation

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

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of thirty-eight (38) single-family residential structures will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 38 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 38 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) Future development of the Project site will not 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 nor will it alter waterborne, rail or air traffic. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 38 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a Very High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 4

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required.

b) **Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

According to the Lake Mathews/Woodcrest Area Plan, the Project site is not located near any bike trails. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project
 45) **Water**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3 acre site into thirty eight (38) lots with an overall density of one lot per acre. Ultimate development of the site will likely result in the construction of 38 single family residences. As stated in a letter from Western Municipal Water District on February 19, 2015, Western would be the public water supplier for the Proposed Project, contingent upon the satisfaction of certain conditions as they pertain to obtaining all the necessary permits and approvals for the proposed development, the payment of connection fees, and compliance with Western's Rules and Regulations. Condition of approval 10. E. HEALTH 7, states that it is the responsibility of the developer to ensure that all the requirements of Western Municipal Water District are met and condition of approval 10. E. HEALTH 8, requires that the applicant obtain final approval from the Santa Ana Regional Water Quality Basin prior to any development for this Project. Riverside County Department of Environmental Health has reviewed and conditionally approved this Project and requires that their approval is required prior to issuance of building permits and final building inspection. Less than significant impacts will occur in regards to these issue areas.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project will result in the subdivision of 38.3 acres into thirty-eight (38) single-family residential lots. The Project site is located in an area primarily development with single-family residences on one acre or greater lots. Each lot in the proposed subdivision will be served by individual septic systems. The Environmental Health Department has accepted the preliminary onsite wastewater feasibility report from Earth-Strata; however upon building permit submittal a detailed soil percolation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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report for each lot is required as stated in condition of approval 10. E. HEALTH 5. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition the applicant will be required prior to the issuance of building permits to submit plans showing the proposed subsurface sewage disposal system and 100% expansion area. (COA: 80.E HEALTH.2). Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47) Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Conditions of approval 50. E. HEALTH 1, requires that prior to map recordation documentation from the approved waste hauler for the proposed Project be provided. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) and condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

48) Utilities

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

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

Source: Project Materials

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

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, AT&T, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

49) Energy Conservation

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

Source:

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. With the incorporation of Mitigation Measures related to these issue areas impacts will be reduced to a level of less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

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

Source: Staff review, Project application

Findings of Fact: As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 8/29/2017 11:11 AM

COUNTY OF RIVERSIDE
FILE NO(S).
MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts as identified in Environmental Assessment No. 42694, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of this project site will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
7. Biological Resources	Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.	Prior to grading permit issuance	EPD	Documentation that the appropriate mitigation credits have been purchased.
26. Hydrology	The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in	General, on-going	Project Proponent and Riverside	Installation of the 3-acre bio-retention basin.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
and Water Quality	Conditions of Approval 10. FLOOD RI. 12 and 13.	operational requirements.	County Flood Control and Water Conservation District.	
33. Highway Noise	<p>Exterior Noise Mitigation The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:</p> <ul style="list-style-type: none"> • Lots 22: 4 foot high barrier • Lot 24, 25, and 26: 7 foot high barrier • Lot 23: 8 foot high barrier <p>The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.</p> <p>The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.</p> <p>Barrier may be constructed using one of the following:</p> <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot. • Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot • Earth berm • Any combination of these materials 	Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.	Department of Building and Safety and Department of Env. Health	Submittal of Noise Study to Env. Health and finalization of building permits.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>Interior noise mitigation:</p> <p>7. <u>Windows:</u> All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.</p> <p>Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.</p> <p>8. <u>Doors:</u> All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.</p> <p>9. <u>Walls:</u> At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.</p> <p>10. <u>Roof:</u> Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <p>11. <u>Attic:</u> Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.</p> <p>12. <u>Ventilation:</u> Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive</p>			

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.</p> <p>A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.</p>			

TRACT MAP Tract #: TR36813

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for the subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a park, emergency secondary access, and a water quality detention basin. An exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

As a part of this subdivision a change of zone has been adopted to revise the project site's zoning classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1).

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.

TRACT MAP Tract #: TR36813

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10. GENERAL CONDITIONS

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

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

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. 36813 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36813 dated June 14, 2017.

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.

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 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

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10. GENERAL CONDITIONS

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

tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: Tentative Tract Map No. 36813, Preliminary Noise Impact Analysis, County of Riverside, March, 3, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36813 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 13, 2015 c/o Steve Uhlman.

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

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 5 MAP - USE OF ONSITE SYSTEMS RECOMMND

he Department of Environmental Health (DEH) will accept for review the proposed use of Onsite Wastewater Treatment System (s) (OWTS) fo Tentative Tract Map/ Tentative Parcel Map#36813 based on preliminary onsite wastewater feasibility report dated June 24,

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12:15

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10. GENERAL CONDITIONS

10.E HEALTH. 5 MAP - USE OF ONSITE SYSTEMS (cont.) RECOMMND

2015 by Earth Strata, Inc. Upon building submittal, applicant must submit to DEH for review and approval, a detailed soils percolation report specific to each individual lot along with three copies of detailed contoured plot plans, wet stamped and signed by Professional of record drawn to scale (1"=10' to 1"=40') showing the location of all applicable detail as required in the DEH technical manual. If grading is proposed, applicant must show all pertinent detail on scaled precise grading plans wet stamped by the professional of record.

10.E HEALTH. 7 USE - POTABLE WATER SERVICE RECOMMND

TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

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

10.E HEALTH. 8 USE - SARWQCB CLEARANCE RECOMMND

The Santa Ana Regional Water Quality Control Board (SARWQCB) has granted preliminary clearance for the entitlement of TR36813. Based on the letter written by Susan Beeson on September 29, 2015, in order to obtain final approval from the SARWQCB, additional items must be submitted to them for consideration. A final approval from the SARWQCB will be required prior to any development for this project.

FIRE DEPARTMENT

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

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 544-563-197

Tract Map 36813 is a proposal for a Schedule B subdivision to subdivide 38.3 acres into residential lots in the Woodcrest area. The site is located the north side of Van Buren Boulevard, approximately 500 feet west of Whispering Spur Drive. Change of Zone 07857, which proposes to change the current zoning of the site from One-Family Dwellings 1-Acre Minimum (R-1-1), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 5-Acre Minimum (R-A-5) to One Family Dwellings 1/2-Acre Minimum (R-1-1/2), One Family Dwellings 1-Acre Minimum (R-1-1), and One Family Dwellings 2-Acre Minimum (R-1-2) is being processed concurrently.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A watercourse with a tributary drainage area of approximately 7 acres enters the site at the northeast corner in the proximity of Lot 11. This watercourse traverses the length of the site and exits at the southwest corner with the bulk of the onsite flows. Another watercourse with a tributary drainage area of 15 acres traverses the southeast corner of the site in the proximity of Lot 22. The northern portion of the site naturally drains to the northwest corner while the southeast corner drains to the south. The bulk of the site drains to the southwest corner of the site.

Offsite stormwater runoff tributary to the northeast and southeast corners of the site are collected in concrete swales contained within an easement/open space lot that is maintained by the Home Owners Association. The pad elevations for Lots 10, 11, 22 and 23 are shown to be a minimum of 1 foot above the water surface elevation for the swales (shown in cross sections B and G).

The developer is proposing to grade the site to collect all of the onsite stormwater runoff and convey it to the mitigation/bio-retention basin. This is a diversion of drainage areas and stormwater runoff with appropriate mitigation measures to offset any impacts to downstream property owners. Mitigation for any approved diversions shall be for the 100-year storm event in addition to the Increased Runoff Criteria. The basin has been sized for water quality mitigation and flowrate attenuation. All

TRACT MAP Tract #: TR36813

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Outlet points will be designed to discharge stormwater runoff in a manner that post-developed flowrates are reduced to the same as or less than the pre-developed flowrates. Additionally, a drainage easement shall be obtained from the affected downstream property owner(s) for the release of concentrated storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of any permits for the project.

In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet alternative.

This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure; therefore the District is concerned about development occurring in this watershed. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development could be offered by the developer to the County. The developer has written a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement. The letter and the signed agreement have been submitted to the District for execution.

10.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP MOCKINGBIRD FEE (cont.) RECOMMND

Developer and the County to this effect has been executed concurrent with the Board of Supervisors approval of this project. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

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

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

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

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

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

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

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

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

No outlet pipe(s) shall 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.

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10. GENERAL CONDITIONS

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

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

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

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

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

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

WQMP.

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

10.FLOOD RI. 20 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

PLANNING DEPARTMENT

10.PLANNING. 1 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 B, unless modified by the conditions listed herein.

10.PLANNING. 2 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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 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. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback on interior lots shall not be less than ten percent of the width of the lot, but not less than three feet in any event, and need not exceed a width of five feet.
- d. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.
- e. The rear yard setback shall not be less than ten feet.
- f. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
- g. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- h. The maximum height of any building shall not exceed three stories, with a maximum height of 40 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

i. The minimum lot size is 20,034 square feet for lot No. 31 and the maximum lot size is 109,898 square feet for lot No. 11.

j. No more than 50% of the lot shall be covered by structure.

k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 10 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.

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 11 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 County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 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. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 16 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 18 MAP- GEO02446

RECOMMND

County Geologic Report (GEO) No. 2446, submitted for this project (TR36813) was prepared by Earth-Strata Inc.:
"Preliminary Geotechnical Interpretive Report Proposed Van Buren Hills Residential Development, Assessor's Parcel Numbers 273-450-2, 273-450-3, 273-450-18 and 273-450-19, Located on the North of Van Buren Boulevard and West of

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP- GEO02446 (cont.)

RECOMMND

Whispering Spur Street, Riverside Area, Riverside County, California", dated June 30, 2014.

GEO02446 concluded:

- 1.No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Different types of ground failure, which include landslides, ground lurching, shallow ground rupture and liquefaction/lateral spreading are considered unlikely.
- 3.The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote.
- 4.The potential for subsidence is considered low to remote.
- 5.The potential for seismically induced flooding due to a tsunamis is considered nonexistent.
- 6.The likelihood for induced flooding due to a seiche is considered nonexistent.

GEO 02446 recommended:

- 1.Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded.
- 2.Sub-drain systems should be installed in all canyon areas, buttresses, fill over cut slopes, and/or stabilization fills.

GEO No. 2446 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2446 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 19

MAP - PDA4973R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4973r1 submitted for this project (TR36813) was prepared by Archaeological Associates and is entitled: "_Proposal to conduct Phase II Archaeological Significance Evaluations for the 30.01 acre

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - PDA4973R1 ACCEPTED (cont.) RECOMMND

Van Buren Hills project northeast of the intersection of Van Buren and Pick Place, Woodcrest, Riverside County," dated March 23.
This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 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 48 hours after being notified by the commission.
(1) The MLD identified fails to make a recommendation; or

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 21 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 County Archaeologist 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 County Archaeologist, 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. 22 MAP - PDA05015R3 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 5015R3 submitted for this project (TR36813) was prepared by Robert White of Archaeological Associates and is entitled: "Cultural Resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Boulevard and Pick Place, Woodcrest, Riverside County", dated April 2017.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - PDA05015R3 ACCEPTED (cont.)

RECOMMND

PDA05013r3concludes: Twelve sites were recorded and tested for evaluation purposes. None of the sites were determined to be eligible for the California Register and thus are not significant.

PDA05013r3 recommends:

- (1) Cultural and Native American monitoring during ground disturbing activities.
- (2) ESA fencing around features at sites 1, 2, 3a, 3b, 4.
- (3) Attempt to relocate features 11a, 8, 6a.
- (4) Residue analysis on a sample of the features that will be destroyed.

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

10.PLANNING. 23 MAP - ALUC Conditions

RECOMMND

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal and incinerators.)

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. A notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon that the Project site is located within the vicinity of an Airport and inconveniences may occur such as, noise, vibrations and odors.

4. Any new aboveground detention or water quality basins

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ALUC Conditions (cont.)

RECOMMND

on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 24 MAP - MITIGATION MONITOR PROG

RECOMMND

Biological Resources - MITIGATION MEASURE - Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

IMPLEMENTING/TIMING - Prior to issuance of a grading permit.

RESPONSIBLE PARTY - EPD

MONITORING/REPORTING METHOD - Documentation that the appropriate mitigation credits have been purchased.

Hydrology and Water Quality - MITIGATION MEASURE - The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

IMPLEMENTATION TIMINIG- General, on-going operational requirements.

RESPONSIBLE PARTY - Project Proponent and Riverside County Flood Control and Water Conservation District.

MONITORING/REPORT MEDTHOD - Installation of the 3-acre bio-retention basin.

Highway Noise - MITIGATION MEASURE-
Exterior Noise Mitigation

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10. GENERAL CONDITIONS

10.PLANNING. 24

MAP - MITIGATION MONITOR PROG (cont.)

RECOMMND

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

"Lots 22: 4 foot high barrier

"Lot 24, 25, and 26: 7 foot high barrier

"Lot 23: 8 foot high barrier

The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

"Masonry block

"Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.

"Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

"Earth berm

"Any combination of these materials

Interior noise mitigation:

7.Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

8.Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

9.Walls: At any penetration of exterior walls by pipes,

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10.PLANNING. 24 MAP - MITIGATION MONITOR PROG (cont.) (cont.)RECOMMND

ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

10.Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

11.Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

12.Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

IMPLEMENTATION TIMING - Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.

RESPONSIBLE PARTY - Department of Building and Safety and Department of Env. Health

MONITORING/REPORTING METHOD -Submittal of Noise Study to Env. Health and finalization of building permits.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities providing mitigation to ensure that any concentrated outflow is less than or equal to the existing concentrated outflow in accordance with the final drainage study 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

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10. GENERAL CONDITIONS

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

ENCROACHMENTS BY LANDFILLS ARE ALLOWED".

The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

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

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

10.TRANS. 7 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 9 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation 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 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.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

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

10.WASTE. 3 MAP - LANDSCAPE PRACTICES

RECOMMND

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

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

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

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

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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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 2 MAP - WATER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water service for this project, PRIOR TO MAP RECORDATION.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 MAP - RWQCB OK

RECOMMND

A clearance letter from ~~the~~ Santa Ana Regional Water Quality Control Board is required.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to final map recordation an Environmental Constraints Sheet shall be prepared and included with the final map.

The constrained areas will conform to the areas mapped as "Preserved Drainage Area," and are outside the mapped "Project Footprint" on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation TR36813," Dated July 21, 2015 updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riverine) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.. 2 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 a Very High Fire Hazard Severity Zone in the Local Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Government Code and Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code.

50.FIRE. 4 MAP-#47-SECONDARY ACCESS RECOMMND

The secondary access design shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. The Lot D interface with Van Buren Blvd will be subject to the Transportation and Fire Departments' reviews and approvals.

50.FIRE. 5 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; contain 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, a copy shall be provided to the Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 11 MAP MOCKINGBIRD FEE RECOMMND

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT (cont.) RECOMMND
alternative.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

he 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 conform to the lot sizes as shown on the approved TENTATIVE MAP.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as provided in Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7857 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

50.PLANNING. 5 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

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

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 132.

50.PLANNING. 8 MAP- QUIMBY FEES (1) 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 the Quimby Fee authorization organization which demonstrates satisfaction of the County that the land divider has provided payments of park & recreation fees and or dedication of land for TENTATIVE MAP in accordance with County Ordinance No. 460. If no such authorization is in effect at map recordation this condition shall not apply.

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP- ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"Lot Nos.23, 24, 25 and 26, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 17

MAP - ECS NOTE MAP CONSTRAINT

DRAFT

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 Department. This constraint affects lots as shown on the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT (cont.) DRAFT
 " Environmental Constraints Sheet."

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 34 MAP- ECS AFFECTED LOTS RECOMMND

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

"ENVIRONMENTAL CONSTRAINT NOTE:
nvironmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s) ____] [This affects all [Parcels] [Lots]]"

50.PLANNING. 35 MAP - ECS SHEET (CULTURAL) RECOMMND

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of milling features as follows: Site 1, Site 2, Site 3a and 3b and site 4.

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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - ACCESS RESTRICTION/SUR

RECOMMND

Lot access shall be restricted on Van Buren Boulevard and so noted on the final map.

50.TRANS. 2 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. 3 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. 4 MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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 or other electric provider.

50.TRANS. 5 MAP - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6

MAP - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 7

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) Landscaping along Van Buren Boulevard.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.
- (4) Street sweeping.

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 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. 9 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. 10 MAP - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 11 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 12 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - UTILITY PLAN (cont.) RECOMMND

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 13 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.

50.TRANS. 14 MAP - DEDICATIONS RECOMMND

Streets "A" thru "D" are reserved private streets and shall be improved with 36' full-width AC pavement, 6" AC dike, within the 56' full-width private road easement in accordance with County Standard No. 105, Section "B", Ordinance 461, (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right-of-ingress and egress for emergency vehicles.

Street "A" (between Van Buren Boulevard and street B) is a reserved private street and shall be improved with 50' full-width AC pavement; 6" AC dike, within 80' private road easement in accordance with County Standard No. 103, Section "B", Ordinance 461. (50'/80') (Modified for increased easement width from 74' to 80' and increased improvement from 44' to 50' AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-ingress and egress for emergency vehicles.

NOTE: 1) A 8' curbed raised median shall be constructed at the centerline.

2) The nose of the median shall be 35' from the flowline of the adjacent street (minimum), call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - EXISTING MAINTAINED

RECOMMND

Van Buren Boulevard (public road) along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be improved with 8" concrete curb and gutter, located 55' to 63' from centerline, 8" curbed landscape median, and match up asphalt concrete paving; reconstruct; or resurfacing of existing paving as determine by the Transportation Department within the 76' to 84' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (Modified for increasing right-of-way from 76' to 76'-84' and increased improvements from 55' AC pavement to 55'-63' AC pavement.)

- NOTE: 1) A 5' meandering concrete sidewalk shall be constructed per County Standard No. 401, Ordinance 461 within the 21' parkway.
- 2) No swale shall be constructed within the road right-of-way.
- 3) The interface of lot D to Van Buren Boulevard shall be subject to the review of the Fire and Transportation Departments.
- 4) A cash-in-lieu fee shall be paid for the construction of the curbed median.

50.TRANS. 16

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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.

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 a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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).

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

EPD DEPARTMENT

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

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

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 (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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 biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - RIVERINE MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 4 EPD - TEMPORARY FENCE

RECOMMND

The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section the Determination of Biologically Equivalent or Superior Preservation. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance to ensure compliance with this condition.

60.EPD. 5 EPD - PERMANENT FENCE

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR
OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 EPD - PERMANENT FENCE (cont.)

RECOMMND

areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated MSHCP Riverine area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cant pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING (cont.)

RECOMMND

and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

INEFFECT

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

60.FLOOD RI. 9 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

60.FLOOD RI. 10 MAP DRAINAGE EASEMENT

RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement. This may require a reduction in the amount of lots created with the map.

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60. PRIOR TO GRADING PRMT ISSUANCE

ININGING DEPARTMENT

60.ININGING. 25 MAP - CULTURAL SENSITIVITY, TRA RECOMMND

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- PARCEL MAXIMUM GRADING RECOMMND

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

60.PLANNING. 5 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. 6 MAP - HILLSIDE DEV. STANDARDS DRAFT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

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. 8

MAP*- GRADING & BRUSHING AREA

DRAFT

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 15

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 38.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 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. 17 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. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7857 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 23 MAP - PROJECT ARCHAEOLOGIST RECOMMND

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PROJECT ARCHAEOLOGIST (cont.)

RECOMMND

Monitoring Plans shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

60.PLANNING. 24 MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with and retain a Native American Monitor from the appropriate tribe. (Morongo, Pechanga, Soboba)

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American 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.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 25 MAP - FEATURE RELOCATION

RECOMMND

Site(s) features 11a, 8 and 6a cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - FEATURE RELOCATION (cont.) RECOMMND

archaeological methods; any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

60.PLANNING. 26 MAP - TEMPORARY FENCING RECOMMND

Temporary fencing shall be required for the protection of cultural site(s) features 1, 2, 3a and 3b and 4 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

60.PLANNING. 27 MAP - RESIDUE ANALYSIS RECOMMND

Prior to Grading Permit, specimens from #5 bedrock milling features will be collected and submitted for analysis of protein residues. These shall include: 6B, 7A, 10A or 10B, 10D, 11B. Results shall be included in the Phase IV Monitoring Report.

TRANS DEPARTMENT

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT (cont.) RECOMMND

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT RECOMMND

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - ARTIFACT DISPOSITION

RECOMMND

Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS. GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 2 USE - SEPTIC PLOT PLAN RECOMMND

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ. RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCE INSTALL RECOMMND

FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a building permit, The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - PERMANENT FENCE INSTALL (cont.) RECOMMND

entitled "Determination of Biologically Equivalent or Superior Preservation," dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

80.FIRE. 1 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
East County- Palm Desert Office 760-863-8886

80.FIRE. 2 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.

Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

80.FLOOD RI. 5 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

PLANNING DEPARTMENT

80.PLANNING. 1 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP- PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN DRAFT

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. 9 MAP - ACOUSTICAL STUDY DRAFT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law. Compliance with the school mitigation requirement shall be shown by the payment of the appropriate fees.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 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. 14 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (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 plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

If the land developer is proposing a model home complex a plot plan application shall be submitted to the County Planning Department pursuant to the 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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 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. 16 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to 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 plan shall be in compliance with Ordinance No. 348 and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel.

F. Fencing within the interior of the subdivision (Lots 27 -38 as shown on Map) may have interior side yard and rear fencing comprised of tan vinyl fencing as shown on the conceptual landscape plan. All other rear yard and visible side yard fencing shall be split face or slump stone. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

G. Except for the desert areas, all lots having rear and/or

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP- Walls/Fencing Plans (cont.)

RECOMMND

side yards facing local streets or otherwise open to public view shall have fences or walls constructed of split face masonry or slumpstone.

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. The perimeter wall surrounding the subject property shall be constructed of split face block wall or slumpstone. In addition to reduce the monotony please provide decorative pilasters along the eastern and western portion of the project site.

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) Landscaping along Van Buren Boulevard.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Whispering Spur Drive (Canyon View Drive).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.

(5) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation 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 provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 Transportation 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 Transportation 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 Transportation Department shall clear this condition.

80.TRANS. 3 MAP - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval. Front yards shall not have turf lawns.
2. Common areas and open space landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval.
3. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
4. Project shall prepare water use calculations as outlined in Ord 589.3.
5. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
6. Trees shall be hydrozoned separately.
7. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.
8. Project shall use County standard details for which the application is available in County Standard Detail Format.
9. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
10. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
11. Landscape improvements located within County maintained ROW (Van Buren Blvd) shall be annexed and design/installed per LLMD 89-1-C/CFD standards .

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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 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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct a six (6) foot double sided split face or slumpstone tan block wall around the east, west and north boundry lines of the subject property. The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

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90.PLANNING. 3 MAP- QUIMBY FEES (2) (cont.) RECOMMND

park use in accordance with County Ordinance No. 460 has taken place. If no such authority is in effect at map recordation, this condition shall not 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

Walls and Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 38.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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. 42694.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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 - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.)

RECOMMND

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4- MAP - 80% COMPLETION (cont.) (cont.) RECOMMND
accordance with County Ordinance 461.

90.TRANS. 5- MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Van Buren Boulevard.

90.TRANS. 6- MAP - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.TRANS. 7- MAP - LNDSCP INSPECTN RQRMNTS RECOMMND

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

WASTE DEPARTMENT

90.WASTE. 1 MAP - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
1st District Supervisor
1st District Planning Commissioner

City of Riverside
Riverside Unified School District
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting 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.

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 **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctima.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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 17, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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STAFF

Director
Simon A. Housman

John Guerini
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
REVISED DIRECTOR’S DETERMINATION – Revised Director’s determination based
on the new proposed zoning of R-1 One-Family Dwellings submitted by the
applicant/Riverside County Planning**

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to ~~R-1 ½, R-1-1, and R-1-2.~~ **R-1 (One-Family Dwellings).**

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

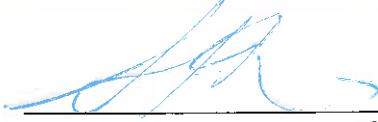
As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerini, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

AIRPORT LAND USE COMMISSION



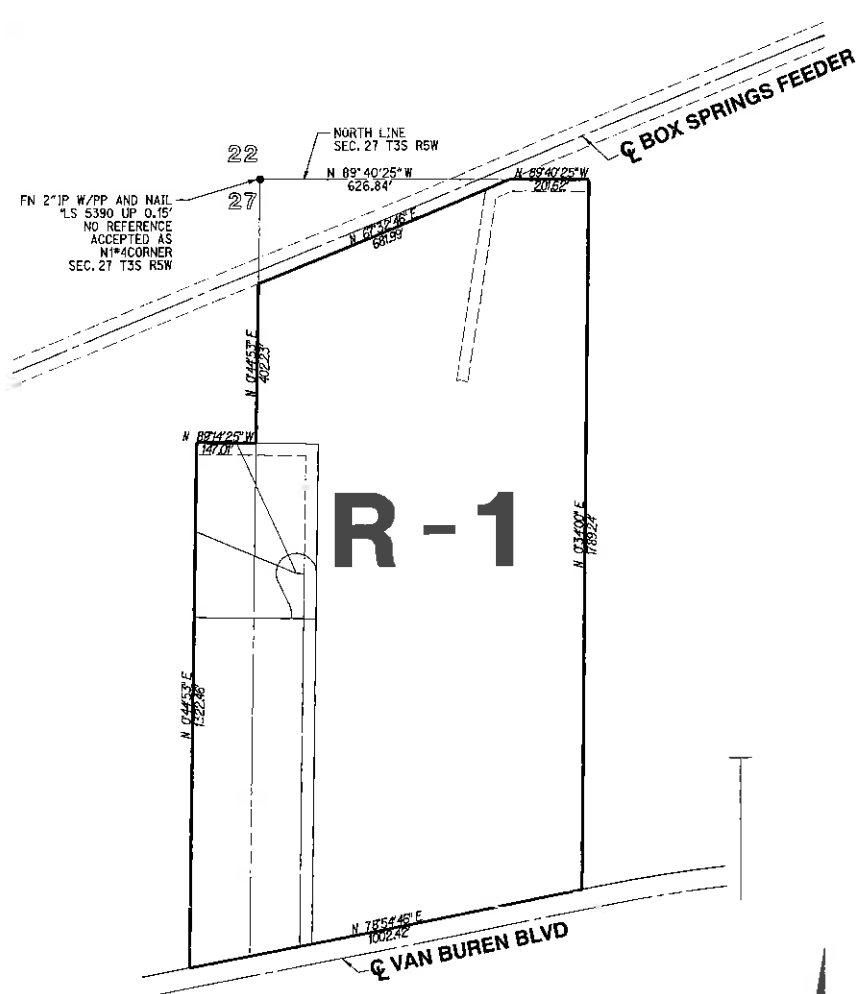
Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc

SEC. 27, T. 3S., R. 5W S. B. B. & M.



LEGEND

R-1

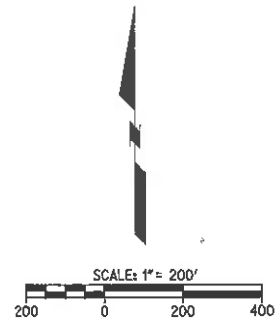
ONE-FAMILY DWELLINGS

MAP NO.

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS
DISTRICT

CHANGE OF ZONE CASE NO. 07857
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX

_____, 2017
RIVERSIDE COUNTY BOARD OF SUPERVISORS





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Rod Ballance
Riverside

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Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

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**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to R-1-½, R-1-1, and R-1-2.

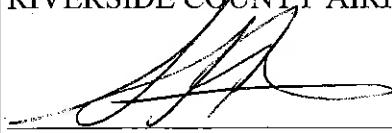
The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Rod Ballance
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Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon Housman

John Guerin
Paul Rull
Barbara Santos

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1263MA17 – Letter 2 of 2
Related File No.: TR36813 (Tentative Tract Map)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TR36813 (Tentative Tract Map No. 36813), a proposal to subdivide 38.3 acres located within the boundaries of the Lake Mathews/Woodcrest Area Plan, northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place, into 38 single-family residential lots.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of the site is more than 500 feet lower than the elevation of March’s Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level). The site is located more than 20,000 feet from the runway at Riverside Municipal Airport. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

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AIRPORT LAND USE COMMISSION

initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.TRLTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAA Part 77 Military Outer Horizontal Surface Limits
 - FAA Part 77 Notification Area

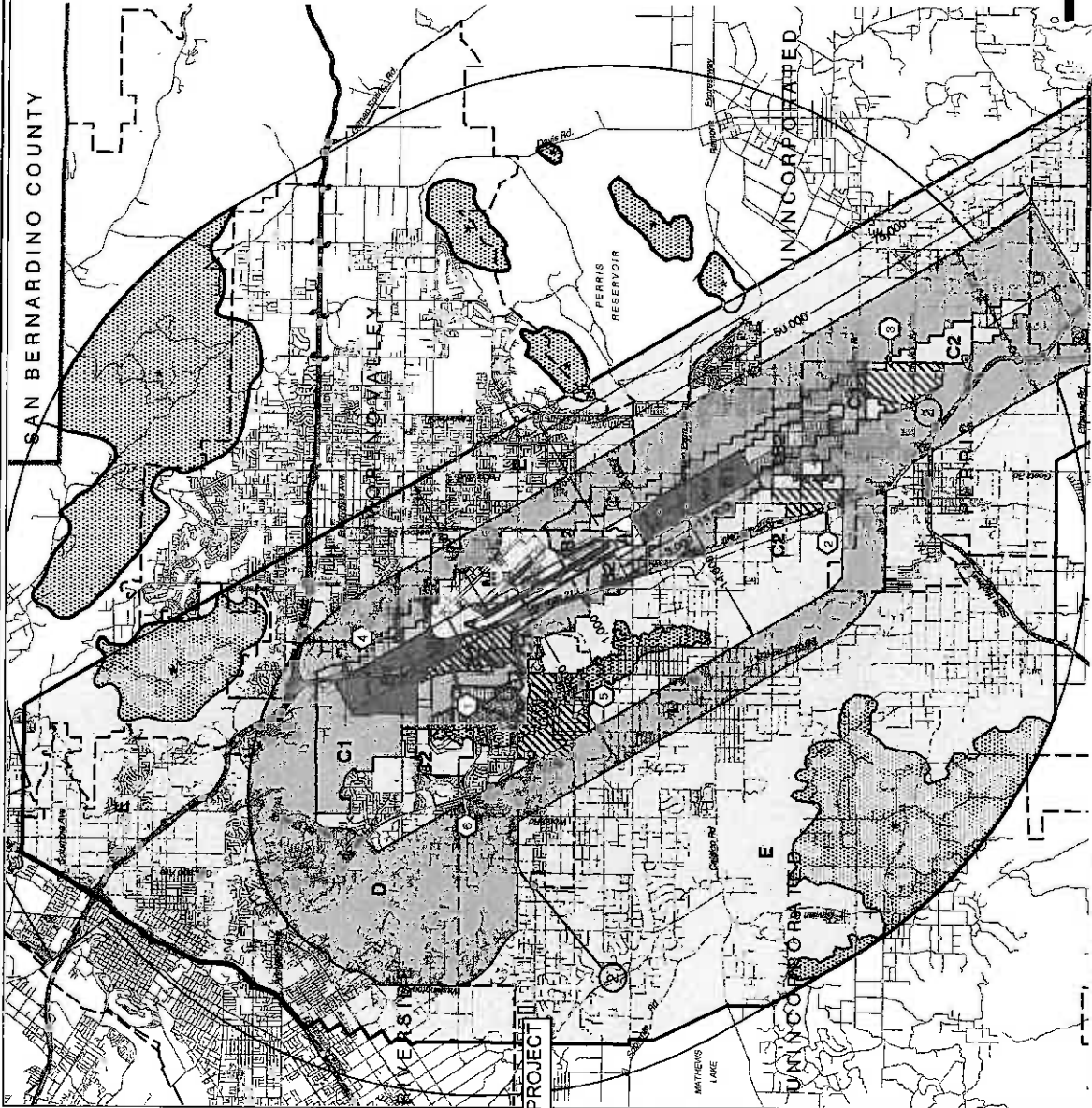
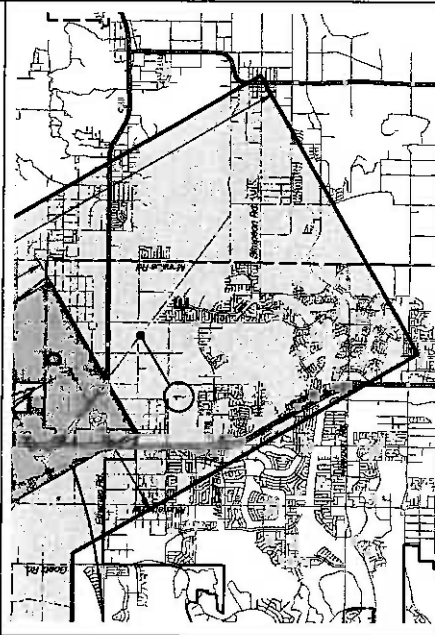
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 22 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,595 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

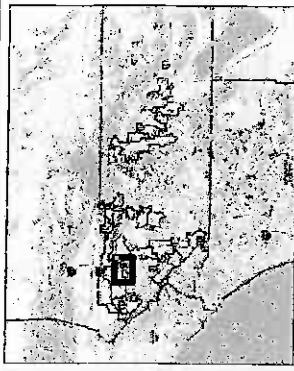
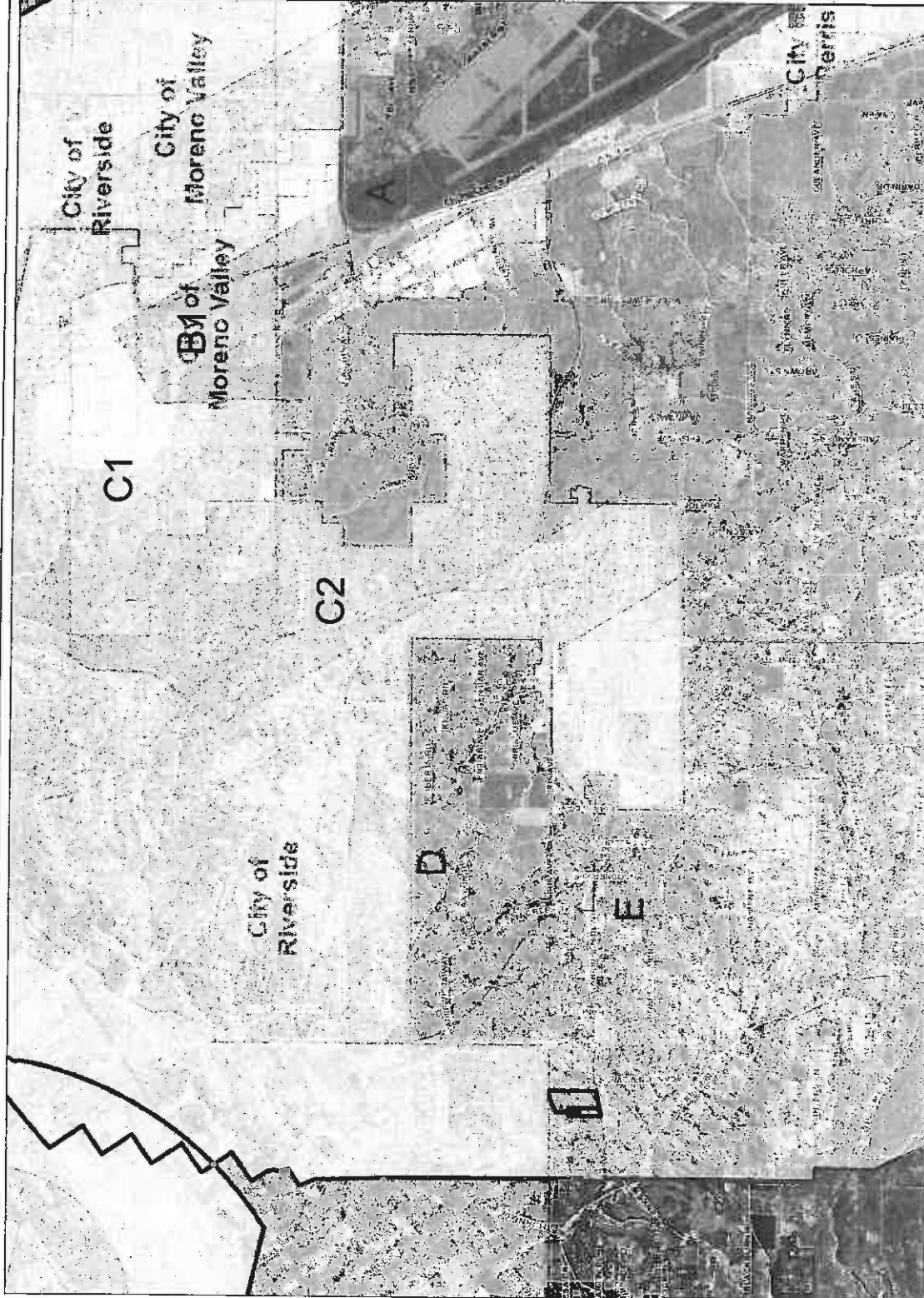
Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

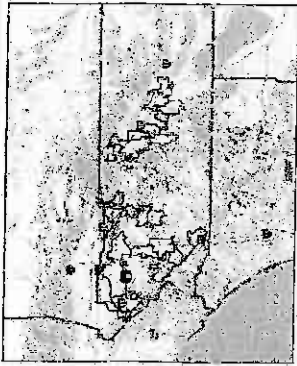
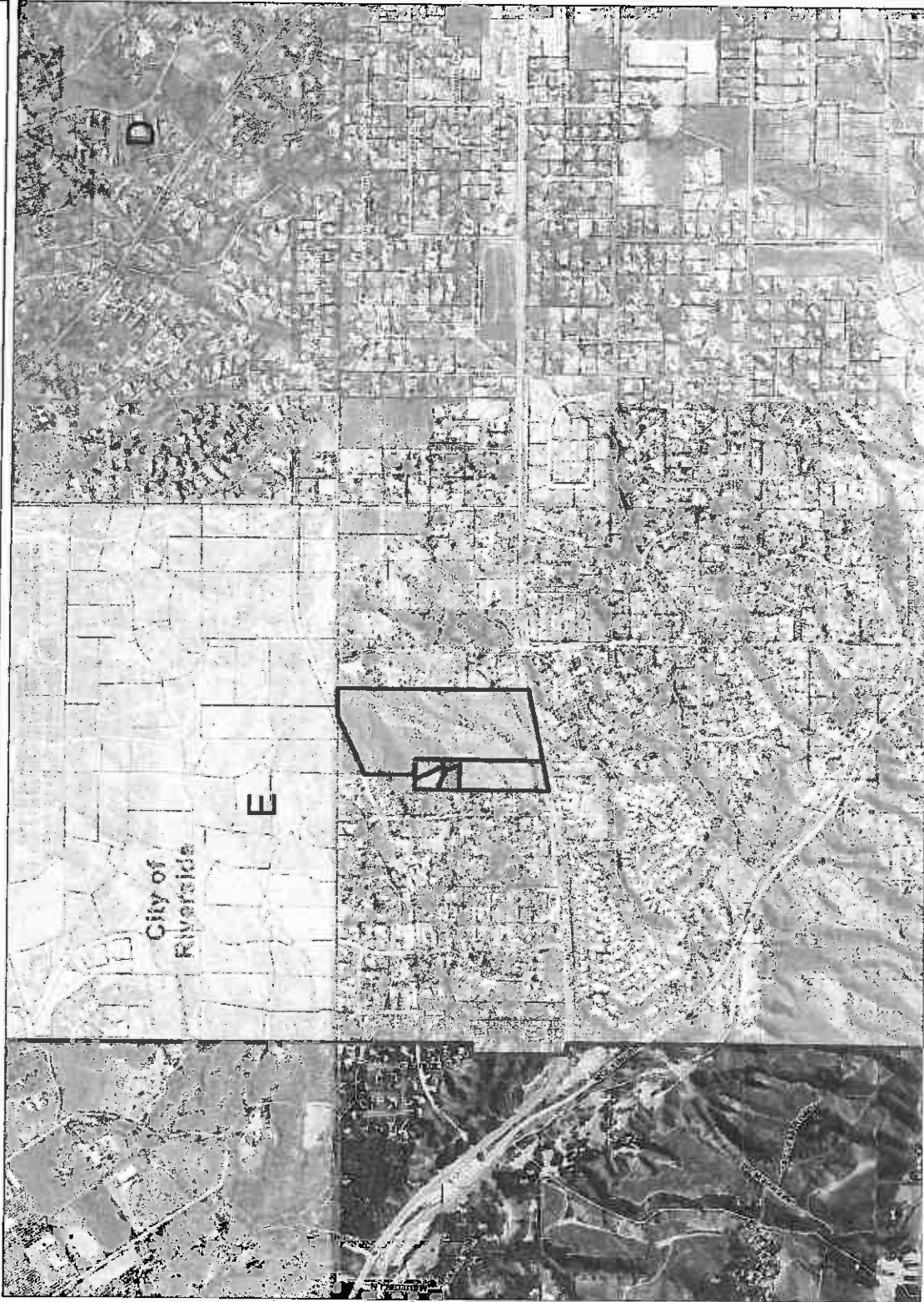
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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My Map



Legend



Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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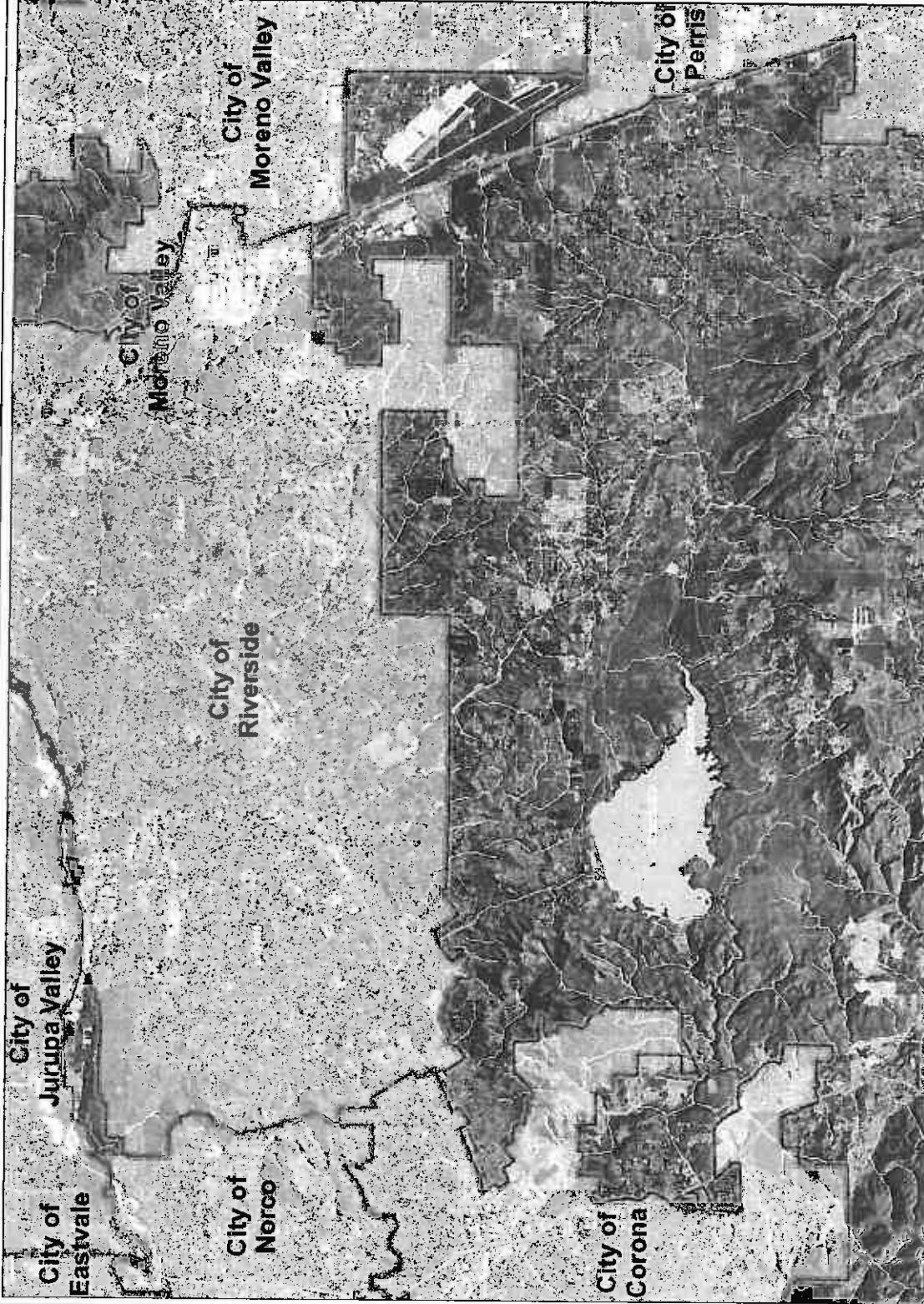
3,646 Feet



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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities

Notes

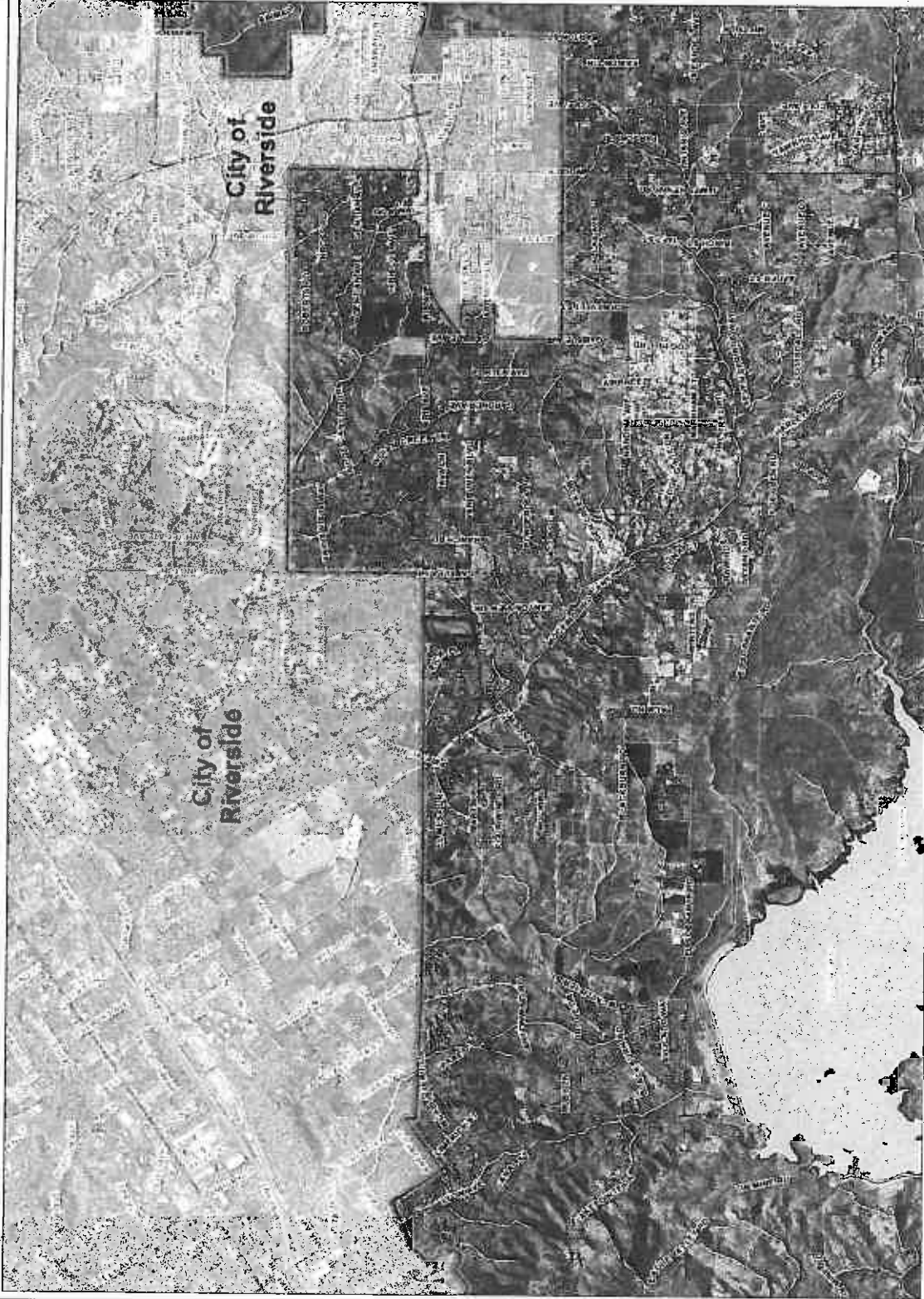
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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My Map



Legend

-  City Boundaries
-  Cities
-  highways_large
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  USHWY
-  majorroads
-  counties
-  cities

Notes

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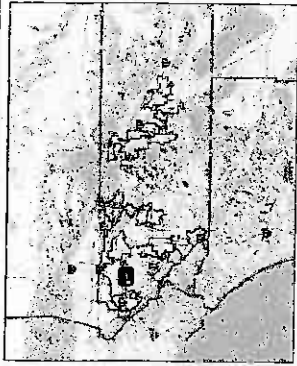
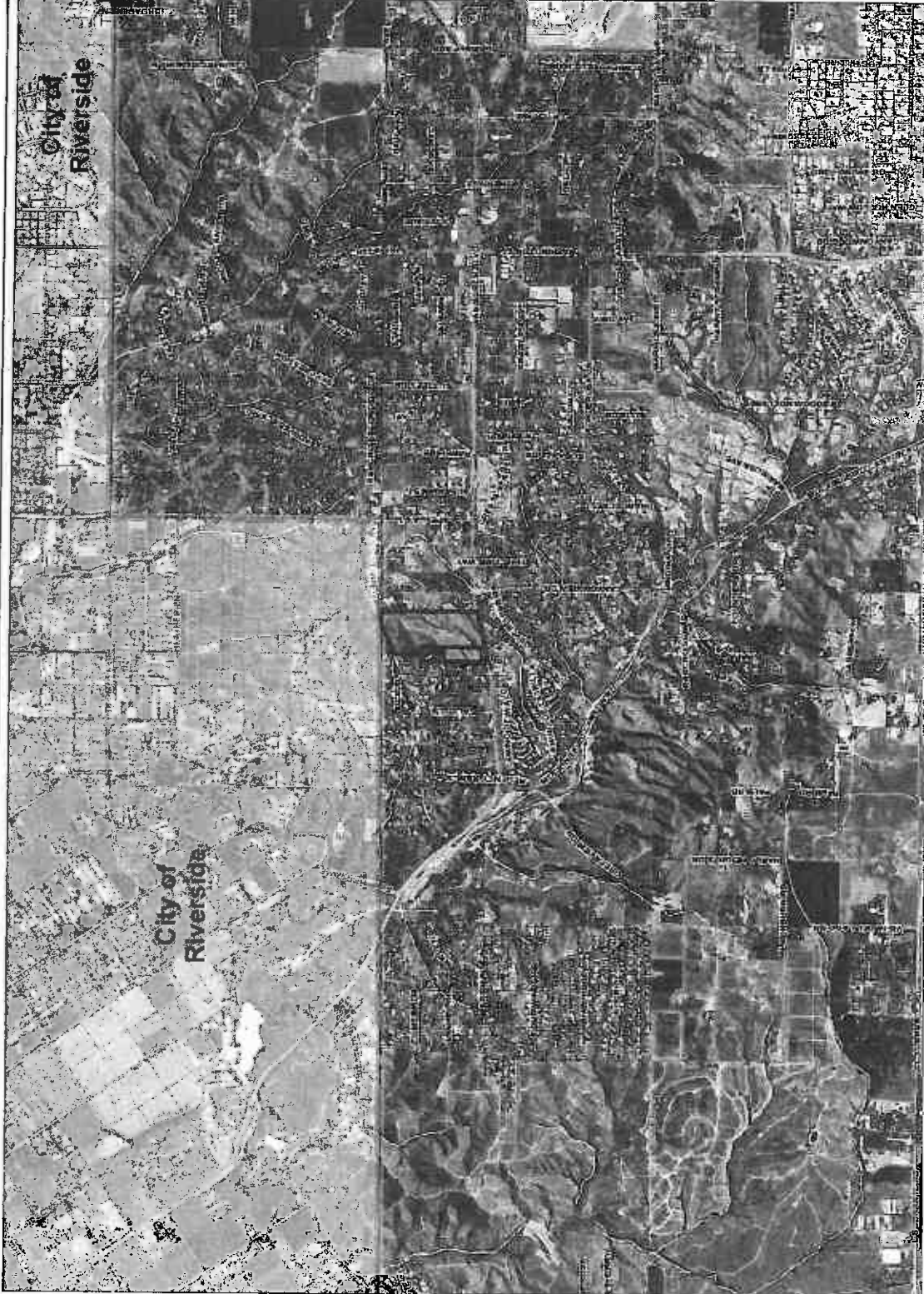
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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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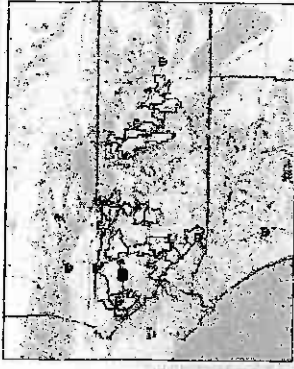
7,292 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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0 1,823

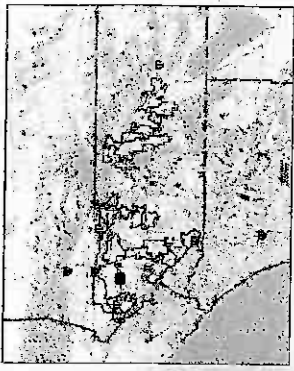
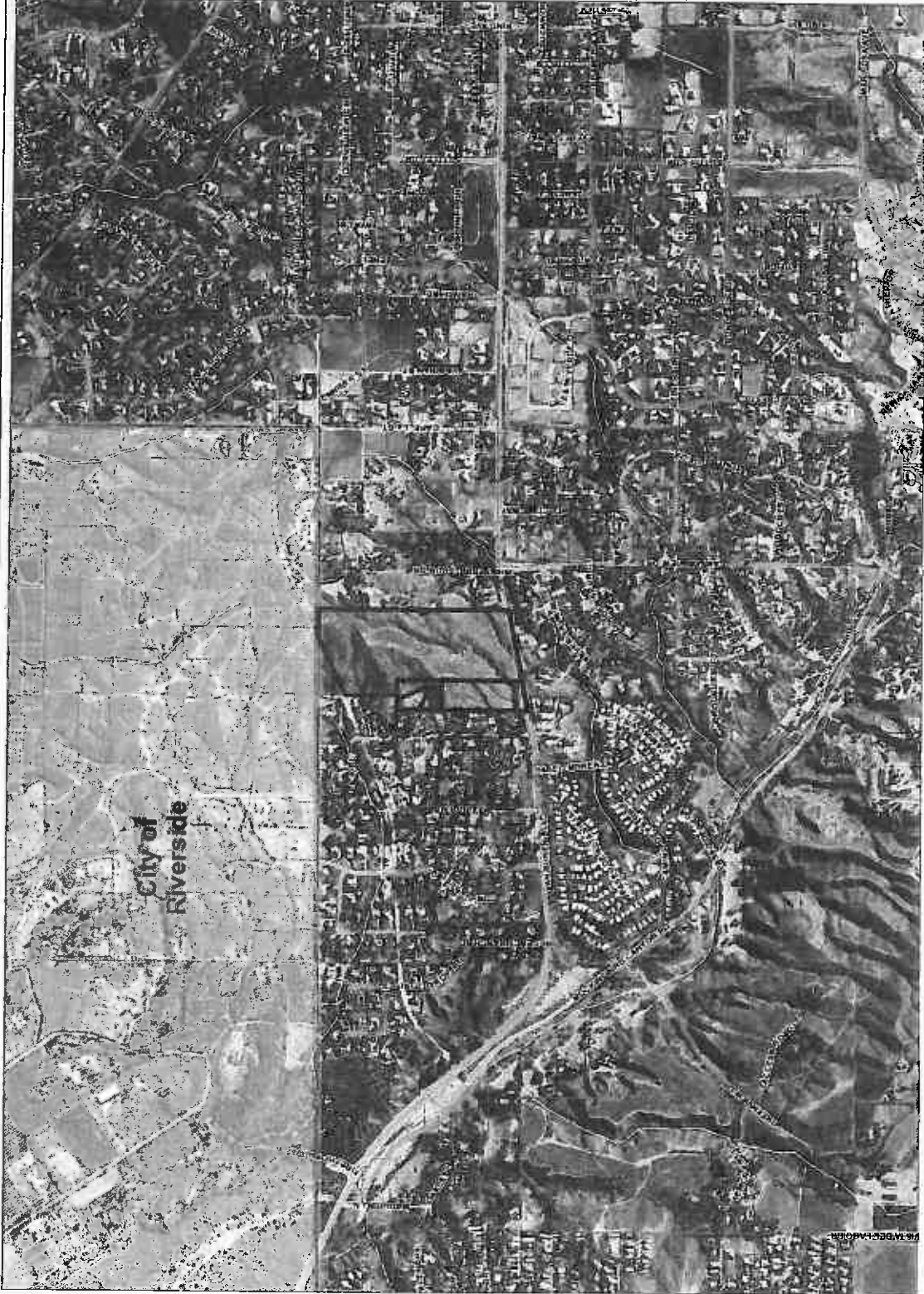
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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

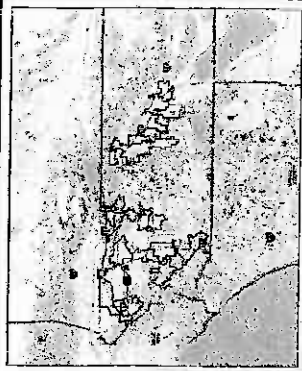
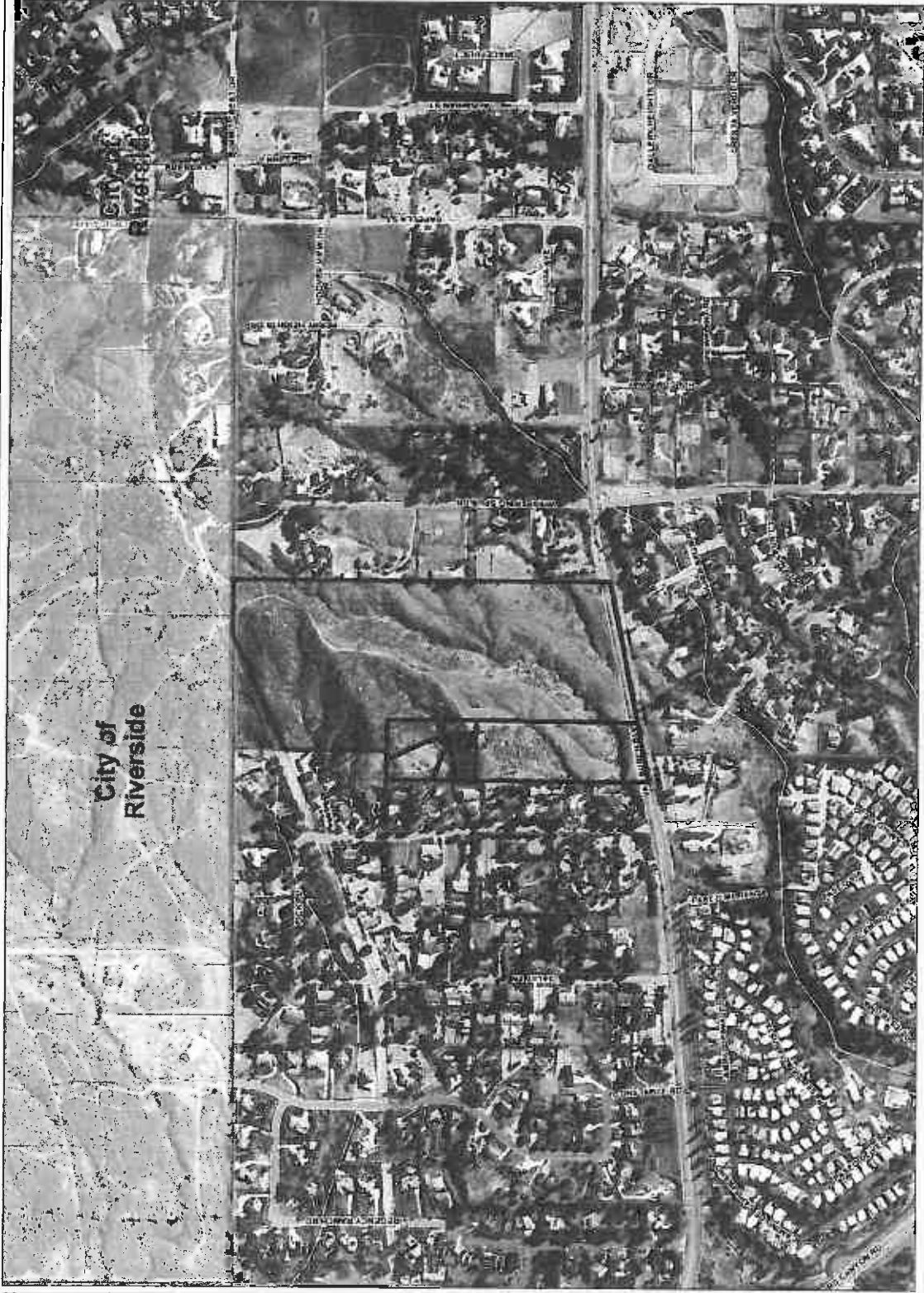


0 1,823 3,646 Feet

REPORT PRINTED ON... 5/18/2017 1:20:52 PM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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1,823 Feet

911



REPORT PRINTED ON... 5/18/2017 1:21:29 PM

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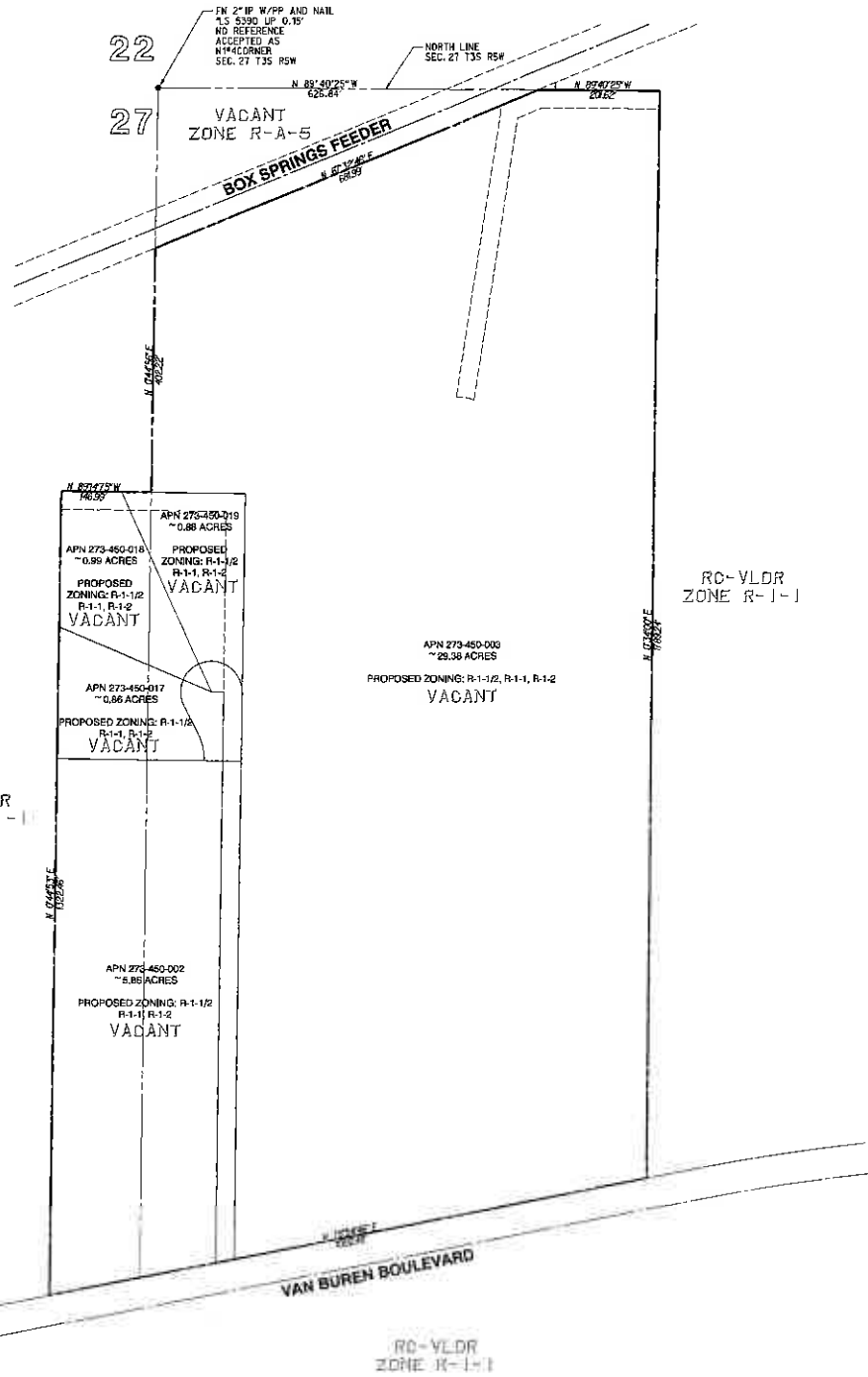
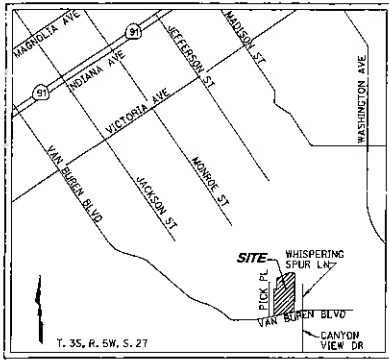
Van Buren Hills Estates TR36813



CHANGE OF ZONE PRIMARY EXHIBIT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

PREPARED: MARCH 19, 2014
CHANGE OF ZONE CASE NO. 07857



OWNER/APPLICANT

VAN BUREN HILLS, LLC
10621 CIVIC CENTER DRIVE
RANCHO EUCAMONGA, CA 91730
(909) 481-1151
CONTACT: PETER J. PITASSI

ENGINEER

RICK ENGINEERING COMPANY
1110 JOWA AVE, SUITE 100
RIVERSIDE, CA 92507
(951) 382-0707
CONTACT: RICHARD O'NEILL

UTILITY PURVEYORS

WATER: WWD
SEWER/SEPTIC: GASS SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: AT&T
CABLE TV: TIME WARNER
STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
FIRE: RIVERSIDE COUNTY FIRE DEPARTMENT

SCHOOL DISTRICT

RIVERSIDE UNIFIED

APN'S

273-450-002, 273-450-003, 273-450-017,
273-450-018, 273-450-019

THOMAS BROTHERS MAP

2012 SAN BERNARDINO/RIVERSIDE EDITION
PAGE 745, GRID F3 AND F4

ZONING AND LAND USE

EXISTING ZONING: R-1-1/2, R-1-1, R-A-5
EXISTING LAND USE: RC-VLDR
EXISTING SURROUNDING LAND USE: RC-VLDR

PROPOSED ZONING: R-1-1/2, R-1-1, R-1-2
PROPOSED LAND USE: RC-VLDR

FINAL ZONE DESIGNATION WILL BE DETERMINED AT TIME OF FINAL MAP RECORDATION. FINAL LOTS WILL BE ASSIGNED BASED ON THE LARGEST APPLICABLE AREA SUFFIX.

PROJECT ACREAGE

38.3 AC. GROSS, 37.7 AC. NET

FLOODPLAIN

THE ENTIRE PROJECT SITE LIES WITHIN A DELINEATED FLOOD ZONE 1 UNSHADED

LEGAL DESCRIPTION

THE PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN LOCATED WITHIN THE COUNTY OF RIVERSIDE IN THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE WEST BY THE EAST LINE OF TRACT NO. 9412 FILED IN MAP BOOK 105 PAGES 6 THROUGH 9 INCLUSIVE OF MAPS OF SAID RIVERSIDE COUNTY;

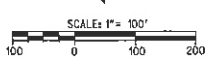
BOUNDED ON THE SOUTH BY THE NORTHERLY SIDE LINE OF VAN BUREN BOULEVARD BEING THE STRIP OF LAND 100 FEET WIDE, CONDEMNED BY THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY PURPOSES, BY ORDER OF CONDEMNATION A CERTIFIED COPY OF WHICH WAS RECORDED MAY 1, 1942, IN BOOK 540, PAGE 355, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE EAST BY THE WESTERLY LINE OF PARCEL MAP 5419 FILED IN MAP BOOK 10 PAGE 57 OF PARCEL MAPS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND SHOWN AS METROPOLITAN WATER DISTRICT PARCEL NO. 1610-5-105 IN BOOK 131 PAGES 95 THROUGH 98 INCLUSIVE OF SURVEYS OF SAID RIVERSIDE COUNTY.

NOTE: THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN

DATE	BY	REVISIONS





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 13, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District
– Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

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(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

GPA01140

City of
Riverside

Legend

- Display Parcel
- City Boundaries
- COEs
- Classrooms
- Highways
- Water
- Interstates
- Interstate
- Highway
- County
- State
- County
- State
- County
- State



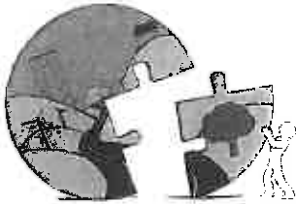
0 2,000 4,000 Feet

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Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C209857 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION

Applicant's Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave., Suite 100
Riverside, CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1151 Fax No: (909) 481-1151

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
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

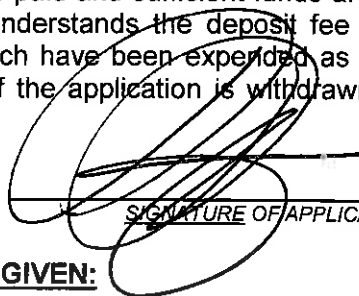
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

Peter Pitassi
PRINTED NAME OF APPLICANT


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.

Phil Burum
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-450-002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

General location (nearby or cross streets): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing Zoning Classifications: R-1-1, R-A-1, R-A-5

Proposed Zoning Classification: R-1

Related cases filed in conjunction with this request:

General Plan Amendment (GPA01140)

Tentative Tract Map 36813

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified. <i>IN TITLE REPORT</i>	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder. <i>IN TITLE REPORT</i>	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT," or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

APPLICATION FOR CHANGE OF ZONE

type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries**, exceptions are possible when applicable. **All bearings, distances, and radial bearings** are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.

5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system.** If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.
6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
7. Label the proposed **zoning classification label(s) in bold letters in center of zoning boundary or boundaries.** Use arrows when not enough space is available. (See samples.)
8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)

Note: The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14th Floor, Riverside, CA 92502.

APPLICATION FOR CHANGE OF ZONE

13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14th floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
 - A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
 - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
 - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption 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 Peter Pitassi hereafter "Applicant" and Phil Burum "Property Owner".

Description of application/permit use:

Change of Zone

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): 273-045-002, -003, -017, -018, -019

Property Location or Address:

North of Van Buren Blvd, between Pick Pl and Whispering Spur St

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Phil Burum Phone No.: 909-481-1151

Firm Name: Van Buren Hills, LLC Email: pburum@diversifiedpacific.com

Address: 10621 Civic Center Drive

Rancho Rucamonga, CA 91730


3. APPLICANT INFORMATION:

Applicant Name: Peter Pitassi Phone No.: 909-481-1150

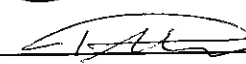
Firm Name: Van Buren Hills, LLC Email: ppitassi@diversifiedpacific.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/12/19

Print Name and Title: Peter Pitassi, Senior Vice President

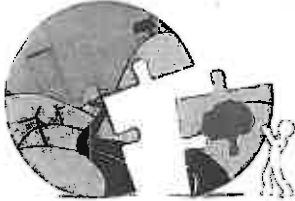
Signature of Property Owner:  Date: 12-12-19

Print Name and Title: Phil Burum, Owner

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: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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 36813 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION Applicant's

Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave Suite 100
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Peter Pitassi

PRINTED NAME OF APPLICANT

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.

Phil Burum

PRINTED NAME OF PROPERTY OWNER(S)

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): 273-~~450~~002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

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 38.3 acre site with 41 proposed single family residential lots. Proposed development is Schedule "B".

Related cases filed in conjunction with this request:

Change of Zone

General Plan Amendment 01140 (Related EA)

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

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: Biological report, Geotechnical Report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in 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? (distance in feet/miles) 1+ mi

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: _____

Estimated amount of fill = cubic yards _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither ^X _____

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? ^{N/A} _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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 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)  Date 12-14-14

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.	TR 36813	
Project Name:	Van Buren Hills	
Project Location:	North of Van Buren Blvd, between Pick Place and Whispering Spur Street	
Project Description:	38.3 acre single family residential with 41 proposed lots	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed ² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or Includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹: All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific SSMP (also referred to as a WQMP).

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

<http://rcflood.org/NPDES/SantaAnaWS.aspx>,
<http://rcflood.org/NPDES/SantaMargaritaWS.aspx>, and
<http://rcflood.org/NPDES/WhitewaterWS.aspx>

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Van Buren Hills, LLC, a Delaware Limited Liability Company registered to transact business in California (“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 273-450-019, 273-450-018, 273-450-002 and 273-450-003 (“PROPERTY”); and,

WHEREAS, on December 17, 2014, PROPERTY OWNER filed an application for Tract No. 36813 and Change of Zone No. 7857 (“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.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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

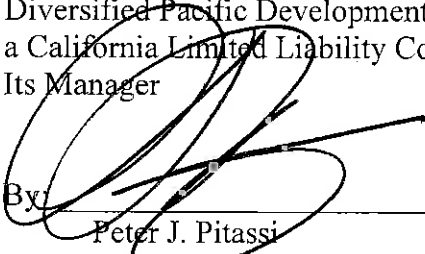
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/13/17

FORM APPROVED COUNTY COUNSEL
BY:  7/10/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Van Buren Hills, LLC, a Delaware Limited Liability Company

By: Diversified Pacific Development Group, LLC,
a California Limited Liability Company
Its Manager

By: 
Peter J. Pitassi
Authorized Agent

Dated: 7/5/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Bernardino)

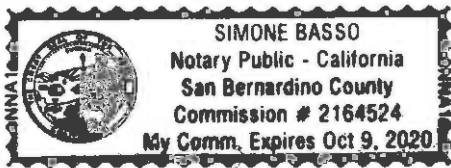
On July 5, 2017 before me, Simone Basso, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Peter J. Pitassi
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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:

CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Change of Zone proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), and the Tentative Tract Map is a Schedule "B" Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	OCTOBER 4, 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@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 Friday, 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 1, 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@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 Friday, 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.

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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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/12/2017,

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

APN (s) or case numbers CZ07857/TR36813 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

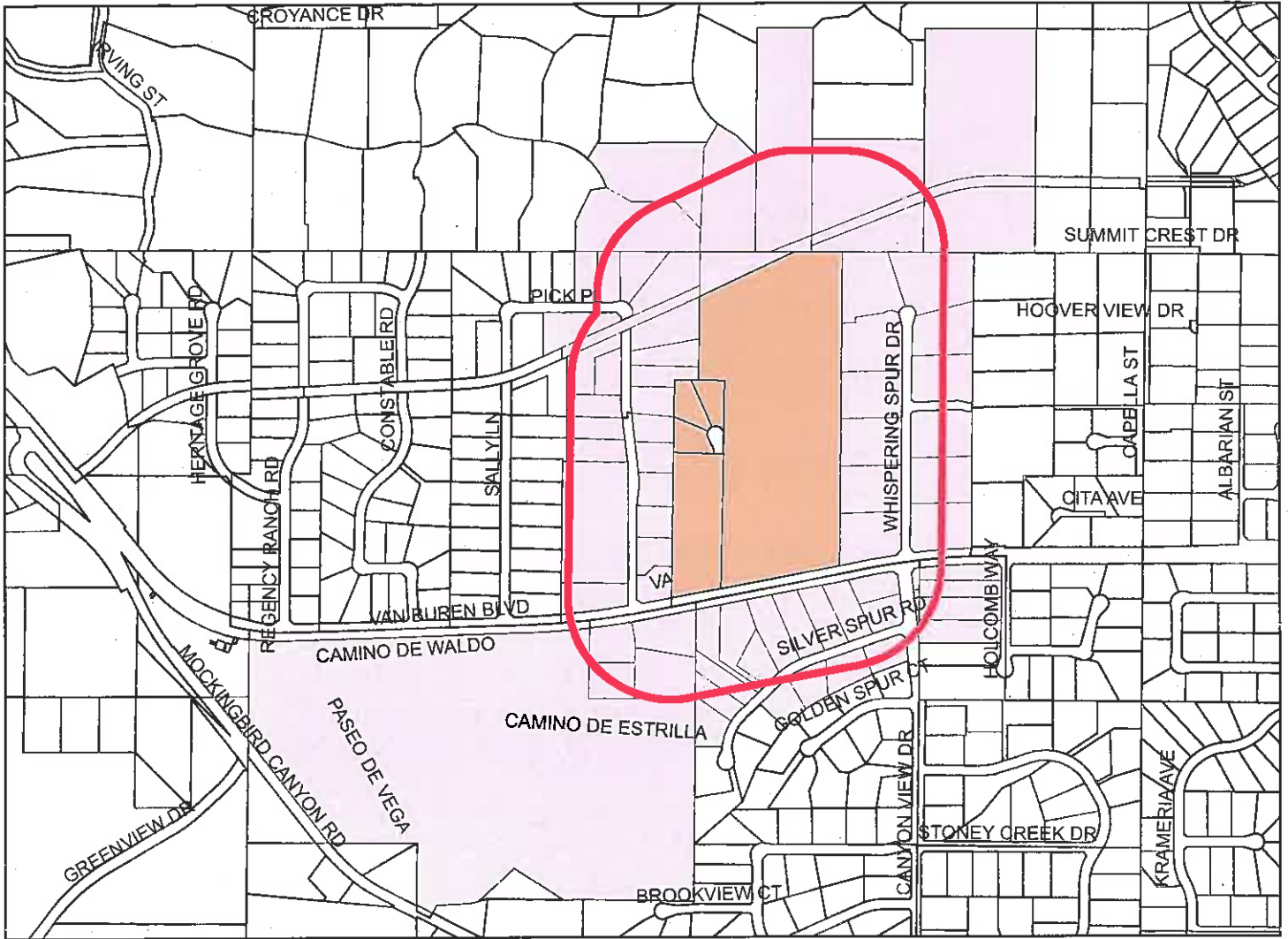
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 6/12/17

CZ07857 / TR36813 (600 feet buffer)



Selected Parcels

273-450-029	273-420-020	273-450-031	273-411-005	273-030-052	273-430-005	273-420-017	273-430-010	273-030-050	245-090-010
245-090-011	245-090-047	245-090-012	245-090-016	245-090-019	273-411-004	245-090-038	273-430-001	273-430-020	273-430-019
273-510-002	273-420-011	245-090-015	273-510-001	273-411-001	273-420-013	273-450-022	273-510-004	273-420-009	273-411-002
273-420-015	273-410-003	273-430-003	273-450-026	273-420-018	245-070-058	245-070-059	273-411-006	273-420-019	273-430-012
273-430-004	273-430-006	273-420-016	273-030-056	273-430-016	273-430-018	273-030-053	273-420-012	273-430-008	273-450-028
273-420-025	273-450-004	273-410-004	273-411-003	273-430-009	273-510-003	273-450-033	273-450-023	273-030-051	273-450-024
273-420-010	273-450-027	273-430-011	273-420-014	273-430-007	273-450-002	273-450-003	273-450-017	273-450-018	273-450-019
273-450-032	273-430-002	273-430-021	273-410-005	273-410-006	273-430-017	273-450-030	273-450-025		



830 415 0 830 Feet

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



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JUDY SHOWALTER
15833 RIDGEWAY AVE
RIVERSIDE CA 92508

ASMT: 273030052, APN: 273030052
ARNE STROUT
16415 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090015, APN: 245090015
SHELLI LOHMAN, ETAL
7772 VICTORIA AVE
RIVERSIDE CA 92504

ASMT: 273030053, APN: 273030053
SUSAN O'DONNELL, ETAL
16435 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090019, APN: 245090019
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 90522

ASMT: 273030056, APN: 273030056
CAREFREE COMMUNITIES CA, ETAL
C/O DAVID A NAPP
6991 E CAMELBACK STE B310
SCOTTSDALE AZ 85251

ASMT: 245090038, APN: 245090038
GINA WISHARD, ETAL
14315 MERLOT CT
RIVERSIDE CA 92508

ASMT: 273410003, APN: 273410003
LUCIANA MIRTICH, ETAL
16311 PICK PL
RIVERSIDE, CA. 92504

ASMT: 245090047, APN: 245090047
JOANN SMITH, ETAL
15980 SUMMIT CREST DR
RIVERSIDE CA 92506

ASMT: 273410004, APN: 273410004
LEVARA COX, ETAL
16295 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273030050, APN: 273030050
CARRIE FONTES
16375 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273410006, APN: 273410006
WALTER LANE
15360 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273030051, APN: 273030051
ARLENE SHEPEARD, ETAL
16395 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273411001, APN: 273411001
PATRICIA PURCELL, ETAL
16300 PICK PL
RIVERSIDE, CA. 92504



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PAMELA SEIFEN, ETAL
16322 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420011, APN: 273420011
DONALD CASSELL
16186 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411003, APN: 273411003
ROBERT LANG
16346 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420012, APN: 273420012
LISA ELDER, ETAL
16204 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411004, APN: 273411004
JODY PORTELLA, ETAL
16368 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420013, APN: 273420013
LISE MILLER, ETAL
16222 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411005, APN: 273411005
ALIDA PLASCENCIA, ETAL
16390 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420014, APN: 273420014
LINDA OLDALE, ETAL
16248 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411006, APN: 273411006
KALVIN KELIN
16414 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420015, APN: 273420015
JEAN ARNOLD
16264 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420009, APN: 273420009
SHIRLEY GARRETT, ETAL
16144 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420016, APN: 273420016
JAY TEELE, ETAL
16286 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420010, APN: 273420010
DARNELL SMITH, ETAL
16168 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420017, APN: 273420017
JENNA DIRKSWAGER, ETAL
16271 PICK PL
RIVERSIDE, CA. 92504

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ASMT: 273420018, APN: 273420018
JESSICA RAMIREZ, ETAL
C/O JESSICA RAMIREZ
16255 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420019, APN: 273420019
JOCELYN IPSEN, ETAL
16237 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420020, APN: 273420020
ANDREW FRANCO
16137 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430001, APN: 273430001
DANIELLE JENKINS
16365 CANYON VIEW DR
RIVERSIDE, CA. 92504

ASMT: 273430002, APN: 273430002
NANCY CRAIG, ETAL
15730 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430003, APN: 273430003
JOANN CORRALES, ETAL
18647 SUNSET KNOLL DR
RIVERSIDE CA 92504

ASMT: 273430004, APN: 273430004
LAWRENCE HOBBS
15690 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430005, APN: 273430005
EDITH OROSCO, ETAL
15670 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430006, APN: 273430006
NEDRA DECOUD, ETAL
15650 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430007, APN: 273430007
DILYS CROMPTON, ETAL
15610 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430008, APN: 273430008
TERESA GONZALEZ, ETAL
15590 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430009, APN: 273430009
VIRGINIA LOPEZ, ETAL
23935 CALIFORNIA AVE
HEMET CA 92545

ASMT: 273430010, APN: 273430010
BEVERLY TINSON, ETAL
15570 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430011, APN: 273430011
JACQUELYN SCOTT COOK, ETAL
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ASMT: 273450023, APN: 273450023
INEZ SHENOUE, ETAL
11931 WEMBLEY RD
LOS ALAMITOS CA 90720

ASMT: 273430017, APN: 273430017
SUSAN MATEJKA, ETAL
15667 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450024, APN: 273450024
DARLLA WILLIAMS, ETAL
16285 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430018, APN: 273430018
OUR FARMLANDS
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 273450025, APN: 273450025
YOGEEESH ASHRAM
16345 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430019, APN: 273430019
MONIQUE RODRIGUEZ, ETAL
15731 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450026, APN: 273450026
ANDREA FERRARA, ETAL
16340 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450004, APN: 273450004
OPEN SP DIST, ETAL
4600 CRESTMORE RD
JURUPA VALLEY CA 92509

ASMT: 273450027, APN: 273450027
STAMFORD TRADING LTD
C/O SAUL KENT
16280 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450019, APN: 273450019
VAN BUREN HILLS
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 273450028, APN: 273450028
PENNY ISLES, ETAL
16210 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450022, APN: 273450022
MOON KOH, ETAL
16145 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450029, APN: 273450029
AFRODITA BERNARDINO, ETAL
16140 WHISPERING SPUR DR
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16080 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273510004, APN: 273510004
MARLENE CARRANZA, ETAL
16480 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273450031, APN: 273450031
ANISSA HERNANDEZ
35339 SIERRA VISTA RD
YUCAIPA CA 92399

ASMT: 273450032, APN: 273450032
LETICIA CHARNETSKY, ETAL
15905 CALUMET CT
RIVERSIDE CA 92506

ASMT: 273450033, APN: 273450033
ADELINA BENNETT, ETAL
223 AMERICAN RIVER CYN DR
FOLSOM CA 95630

ASMT: 273510001, APN: 273510001
OLGA CHUQUIMIA, ETAL
16465 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510002, APN: 273510002
WILMA PROCIDA, ETAL
16485 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510003, APN: 273510003
VICKIE KUSSIN, ETAL
16460 PICK PL
RIVERSIDE, CA. 92504

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Rick Engineering Co.
Attn: Nate Smith
1770 Iowa Ave., Suite 100
Riverside, CA 92507

Riverside Unified School Dist.
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

So. California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Western Municipal Water Dist.
14205 Meridian Pkwy.
Riverside, CA

City of Riverside
Community Devel. Director
3900 Main St.
San Jacinto, CA 92583

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

CM Consulting Inc.
attn: Charlene Kussner
30299 Buck Tail Dr.
Canyon Lake, CA 92587

Rick Engineering Co.
Attn: Nate Smith
1770 Iowa Ave., Suite 100
Riverside, CA 92507

Riverside Unified School Dist.
3380 14th St.
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Canyon Lake, CA 92587



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

TR36813/CZ07857
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951-955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Peter Pitassi
Project Applicant

10621 Civic Center Drive, Rancho Cucamonga, CA 91730
Address

North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.
Project Location

A schedule "B" subdivision of 38.3 acres into 38 residential lots, and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin, a Change of Zone to alter the zoning of the site from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1), and an Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width.
Project Description

This is to advise that the Riverside County Board of Supervisors, 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. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
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
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Please change deposit fee case# ZEA 42694 ZFG06077

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1405507

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

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Suite A
Murrieta, CA 92563
(951) 694-5242

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

Received from: PETER PITASSI \$50.00
paid by: CK 112
EA42694
paid towards: CFG06077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 28, 2014 15:01
MGARDNER posting date May 28, 2014

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

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*Planning
18.2 of 01/23/18*

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THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
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PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4874 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/31/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 31, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
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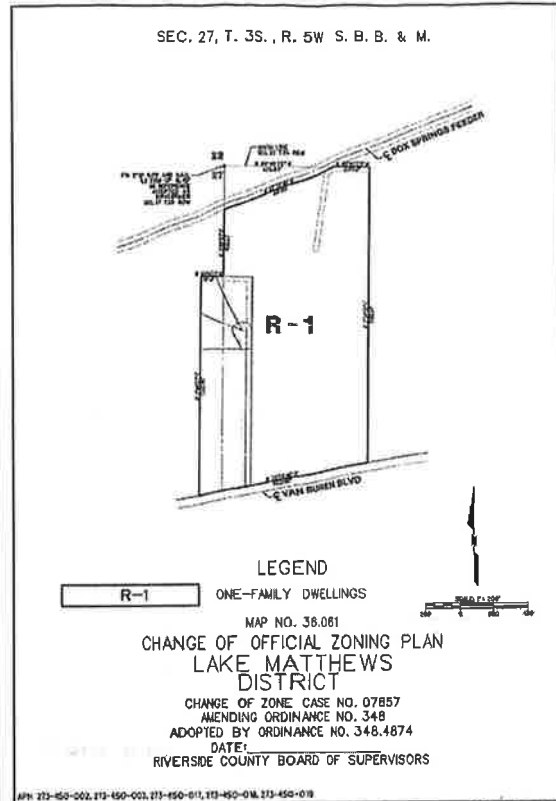
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4874
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lake Matthews District Zoning Plan Map No. 36, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lake Matthews District, Map No. 36.061 Change of Zone Case No. 7857," which map is made a part of this ordinance.

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



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 23, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1/31