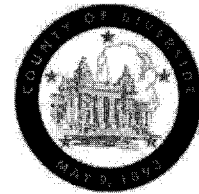


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
18.3
(ID # 6160)

MEETING DATE:

Tuesday, January 23, 2018

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7901, ORDINANCE NO. 348.4873, AND TENTATIVE TRACT MAP NO. 36644 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42878 - Applicant: Neil Gascon - Engineer/Representative: K&A Engineering - Third Supervisorial District - Rancho California - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - 11.94 acres - Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APN: 966-380-004. [Applicant Fees 100%] (18.1 01/09/2018)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42878**, 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,

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with revised Conditions of Approval to remove any reference for dormant HOA; add 24 inch box trees along the North property line; and add wall or trees along the cul-de-sac as approved by Planning Department; and that Ordinance 348.4873 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:

2. **APPROVE CHANGE OF ZONE NO. 7901** to change the zoning classification of the project site from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1); and
3. **ADOPT** Ordinance No. 348.4873 amending the zoning in the Rancho California Area shown on Map No. 2.2420, Change of Zone No. 7901, attached hereto; and
4. **APPROVE TENTATIVE TRACT MAP NO. 36644** 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:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

CHANGE OF ZONE NO. 7901 proposes to change the zoning classification of the project site from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

TENTATIVE TRACT MAP NO. 36644 proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots.

The project site is located northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road.

The Planning Commission considered the project on September 20, 2017, and recommended approval by a vote of 5-0.

As background, an application was submitted for Change of Zone No. 7050 and Tentative Tract Map No. 32988 for 37 7,200 square-foot residential lots on September 21, 2004, on the same site as the currently proposed Change of Zone and Tentative Tract Map. On January 18, 2012, the Planning Commission approved a motion to recommend to the Board of Supervisors Tentative Approval of the Change of Zone and Approval of the Tentative Tract Map based on staff's recommendation. On March 20, 2012, the Board of Supervisors denied the project after considering testimony from the applicant and the public.

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

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 the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- ATTACHMENT A. Planning Commission Minutes**
- ATTACHMENT B. Planning Commission Staff Report**
- ATTACHMENT C. ORDINANCE NO. 348.4873**
- ATTACHMENT D. Indemnification Agreement**
- ATTACHMENT E. Memo to Planning Commission**
- ATTACHMENT F. Updated Conceptual Landscape Plans**
- ATTACHMENT G. Letters in Support of Project**
- ATTACHMENT H. Tentative Tract Map No. 36644**



Melissa Noone, Associate Management Analyst 1/16/2018

1 ORDINANCE NO. 348.4873

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 official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2420,
8 Change of Zone Case No. 7901" which map is made a part of this ordinance.

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

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA


13 By: 
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By: 
20

21 (SEAL)

22
23 APPROVED AS TO FORM
24 November 22, 2017

25
26 By: 
27 MICHELLE CLACK
Supervising Deputy County Counsel


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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

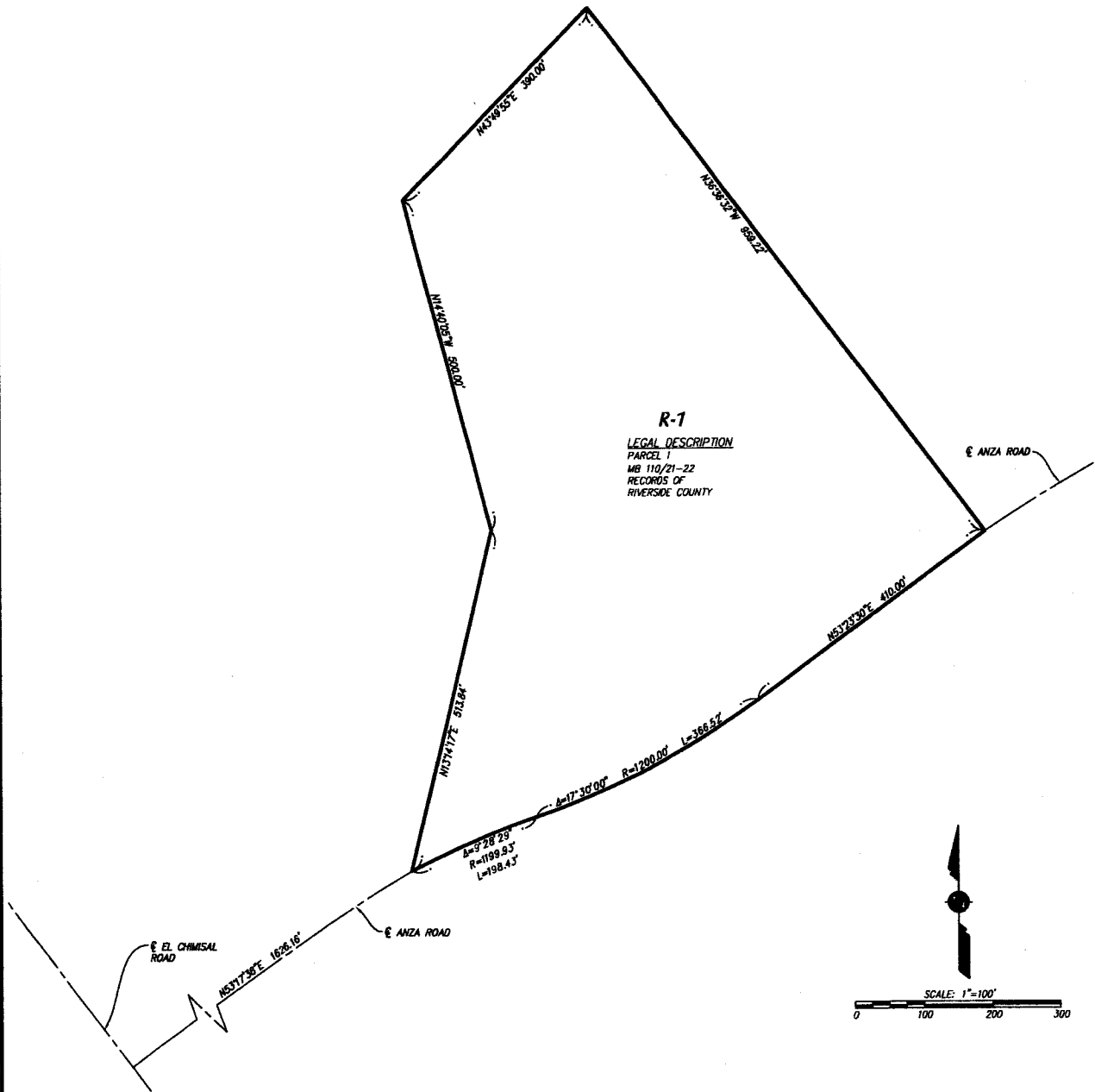
DATE: January 23, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

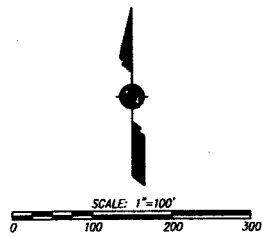
SEAL

Item 18.3

RANCHO CALIFORNIA AREA
 SEC. 23, T.8S., R.2W. S.B.B. & M.



R-1
 LEGAL DESCRIPTION
 PARCEL 1
 MB 110/21-22
 RECORDS OF
 RIVERSIDE COUNTY



R-1 ONE-FAMILY DWELLINGS

MAP NO. 2.2420
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07901
 ADOPTED BY ORDINANCE NO. 348.4873
 DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33530 – Applicant: MIG, Inc. c/o Dierdre McCollister – First Supervisorial District – Noth Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 – 0.60 FAR) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Webster Avenue, and westerly of Interstate 215 (I-215) – 104.45 Acres – Zoning: Industriul Park (I-P) – Approved Project Description: Schedule "E" Subdivision of 104.45 acres. The land division hereby permitted is to subdivide 104.45 acres into nine (9) parcels with lots ranging from 1.16 acres to 27. 06 acres.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Parcel Map No. 33530, extending the expiration date to June 19, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Parcel Map No. 33530, extending the expiration date to June 19, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.2

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32165 – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and westerly of Hansen Avenue – 49.9 Gross Acres – Zoning: Residential Agricultural (R-A) – Rural Residential (R-R) – Approved Project Description: Schedule “B” Subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two (2) water quality basins and one (1) open space lot totaling 7.41 acres.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32165, extending the expiration date to December 21, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - Second Extension of Time Request for Tentative Tract Map No. 32165, extending the expiration date to December 21, 2017.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35161 – Applicant: Javin Investments – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Thompson Road, easterly of Pourroy Road, and westerly of Sunny Hills Drive – 19.4 Gross Acres – Zoning: Specific Plan No. 286, Planning Area No. 34 (SP00286A5, PA 34) – Approved Project Description: Schedule "A" Subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 35161, extending the expiration date to June 22, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Tract Map No. 35161, extending the expiration date to June 22, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477 – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 DU/AC)) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, and westerly of Girard Street – 2.69 Gross Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule “A” Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two (2) playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.5

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36430 – Applicant: Strata Mountain Gate, LLC c/o Eric Flodline – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Matthews Road, southerly of McLaughlin Road, easterly of Briggs Road, and westerly of Emperor Road – 180 Acres – Zoning: Specific Plan No. 260, Planning Area 40 (S-P) – Approved Project Description: Schedule A, the land division hereby permitted is to divide 180 acres into 340 residential lots, one (1) park, one (1) school site, and community trail.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.6

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34556 – Applicant: John Romero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 60th Avenue, southerly of 58th Avenue, easterly of Van Buren Street, and westerly of Harrison Street – 164 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A, the land division hereby permitted is to divide approximately 164 acres into 301 residential lots with private streets and recreational amenities including internal and perimeter trails and approximately 62 acres of common open space located within Assessors Parcel Numbers 759-090-001, 002, 003 etc.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 34556, extending the expiration date to October 2, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Tract Map No. 34556, extending the expiration date to October 2, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.7

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33913 – Applicant: Rafik Morgan – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Northerly of Orchard Street, southerly of Passview Drive, easterly of Nancy Avenue, and westerly of Mountain View Avenue – 18.0 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: The land division hereby permitted is a Schedule "B" Subdivision of 18.0 gross acres into 18 residential lots with a minimum lot size of one (1) gross acre.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to September 3, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to September 3, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.8

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 32778** – Applicant: Jennell Lawrence – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) – Location: Southeast of Anz Road, Southwest of El Mirador Court – 20.42 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A: The land division hereby permitted is to subdivide 20.42 acres into 44 single family residential lots with a minimum lot size of 7,211 square feet and five open space lots for drainage, water quality, and natural open space.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32778, extending the expiration date to October 2, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Tract Map No. 32778, extending the expiration date to October 2, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

- I. AGENDA ITEM 1.9**
SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33688 – Applicant: James Rapp – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 ac min) – Location: North of Hunt Road, South of Stone Canyon Drive, East of Knabe Street, West of I-15 – 48.6 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED**
PROJECT DESCRIPTION: The land division hereby permitted is for a Schedule "A" subdivision of 48.6 acres to be subdivided into 54 single-family residential lots.
- II. PROJECT DESCRIPTION:**
Second Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to September 1, 2018.
- III. PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED - Second Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to September 1, 2018.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1218 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated areas of Riverside County.

I. PROJECT DESCRIPTION:

The 2017 Mid-Cycle Housing Element Update (General Plan Amendment No. 1218) includes limited changes to the 2013-2021 Housing Element adopted on December 6, 2016. Because the 2013-2021 Housing Element was recently adopted, the focus of the 2017 Mid-Cycle Housing Element Update ("Update" or "GPA No. 1218") is on providing information and data in the Housing Element tables where current information is available, and in the accompanying text, as needed, including a status update of implementing the Eight Year Action Plan. No land use, program, or housing needs strategy changes are being considered at this time within the context of this limited scope. The Eight Year Action Plan is also currently contained in General Plan Appendix K. In order to eliminate confusion and redundancy, the Eight Year Action Plan will be removed from Appendix K but will be maintained as a critical component of the Housing Element.

II. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Peter Hersh at (951) 955-8514 or email at PHersh@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

III. CONTROVERSIAL ISSUES:

None.

IV. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 5-0

ADOPTED Planning Commission Resolution No. 2017-008; and

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

FIND General Plan Amendment No. 1218 exempt from the California Environmental Quality Act (CEQA); and

TENTATIVELY Approve General Plan Amendment No. 1218



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7905 AND TENTATIVE TRACT MAP NO. 36963 – Intent to Adopt a Negative Declaration – Applicant: Paulino Rodriguez – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre lot minimum) – Location: Northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive, and easterly of Olive Street – 79.67 Acres - Zoning: Residential Agricultural 2 ½ acre minimum (R-A-2½).

II. PROJECT DESCRIPTION:

Change of Zone No. 7905 proposes to change the project site's zoning classification from Residential Agricultural 2 ½-acre minimum (R-A-2 ½) to Residential Agricultural 2-acre minimum (R-A-2), Tentative Tract Map No. 36963, a Schedule "C" Subdivision proposes to subdivide approximately 79.67 gross acres into 31 two-acre lot minimum, single family residential lots and three (3) letter lots for Water Quality Basins.

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:

Jason Ardery, Applicant's Representative, Riverside, 92506, (951) 686-1070

Spoke in a neutral position:

Larry Kleinschmidt, Neighbor, 17145 Vanderhill Circle, Perris, 92570

Iranh Custope, 24851 Hilltop Road, Gavilan Hills, 92570

Spoke in opposition:

Steven Krause, Neighbor, 16995 Rocky Glen Road, Lake Mathews, 92571

Chad Warren, Neighbor, 17225 La Mina Lane, Lake Mathews, 92570

David Frelinger, Neighbor, 23480 Olive Street, Perris, 92570

Gayle Brewer, Neighbor, 17370 El Mineral Road, Perris, 92570, (951) 283-4312

Laura Russell, Neighbor, 23480 Olive Street, Perris, 92570, (951) 657-4048

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger

A vote of 5-0

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

ADOPT a Negative Declaration for Environmental Assessment No. 42887; and

TENTATIVELY Approve Change of Zone No. 7905; and

APPROVE Tentative Tract Map No. 36963, subject to conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 1211, CHANGE OF ZONE NO. 7924, TRACT MAP NO. 37169, – Intent to Adopt a Mitigated Negative Declaration – Applicant: Patric Lynam – Representative: Mitch Adkinson/Adkan Engineers – Second Supervisorial District – Temescal Canyon Area Plan – East Corona Zoning District – General Plan: Community Development: Commercial Retail (CD-CR)(0.20-0.35 FAR) – Zoning General Commercial (C-1/C-P) – Location: Northeastly corner of Grant Street and Magnolia Avenue – 4.16 acres.

II. PROJECT DESCRIPTION:

A General Plan Amendment to change the project site's General Plan Land Use from Community Development Commercial Retail (CR)(0.20-0.35 FAR) to Community Development: Very High Density Residential (CD-VHDR)(14-20 DU/AC), a Tentative Tract Map for a Schedule "A" Subdivision of 4.16 acres into 65 single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan, and a Change of Zone to change the project site's Zoning Classification from General Commercial (C-1/C-P) to General Residential (R-3).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Mitch Adkison, Applicant's Representative, 6879 Airport Drive, Riverside, 92504, (909) 213-0827

Russell Flynn, KTG Group, Applicant's Representative, 17922 Fitch Street, Irvine, 92614

Spoke in a neutral position:

Jose Hernandez, Neighbor, 13444 Tolton Avenue, Corona, 92879

Olivia Flores, 3943 Brotherton Street, Corona, 92879

Humberto Madrigal, Neighbor, 3845 Brotherton Street, Corona, 92879

Adriana Taballos, Interested Party

No one spoke in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Taylor-Berger

A vote of 5-0

ADOPTED Planning Commission Resolution No. 2017-012; and

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

ADOPT the Mitigated Negative Declaration for Environmental Assessment No. 42960; and

TENTATIVELY Approve General Plan Amendment No. 1211; and

TENTATIVELY Approve Change of Zone No. 7924; and

APPROVAL of Plot Plan No. 26347; and

APPROVE Tentative Tract Map No. 37167, as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 4.3

CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758 – Intent to Adopt a Negative Declaration – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P.

II. PROJECT DESCRIPTION:

Change of Zone from General Commercial (C-1/C-P) – Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on an approximate 3.64 acre portion of a 5.06 acre property to accommodate a proposed mini-warehouse project and change of zone from Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P) to Scenic Highway Commercial (C-P-S) on 1.42 acres to accommodate vacant portion of the subject property. Conditional Use Permit proposes a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height in accordance with Section 18.46 (Mini-Warehouses) of Zoning Ordinance No. 348. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet. The project also includes a 634 square foot office with 12 customer parking spaces and a 1,322 sq. ft. caretaker's residence with 600 sq. ft. garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft.

III. MEETING SUMMARY:

The following staff presented the subject proposal: John Hildebrand, Principal Planner
Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

No one spoke in favor, opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 5-0

CONTINUED to October 18, 2017.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 4.4

CHANGE OF ZONE NO. 7901 AND TENTATIVE TRACT MAP NO. 36644 – Intent to Adopt a Negative Declaration – Applicant: Neil Gascon – Engineer/Representative: K&A Engineering – Third Supervisorial District – Rancho California – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR)(2-5 dwelling units per acre) – 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road – Zoning: Residential Agricultural (5 Acre Minimum) (R-A-5).

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the zoning classification from Residential Agricultural 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" Subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Spoke in favor:

Matthew Fagan, Applicant's Representative, (951) 265-5428

Alex De Carlo, Neighbor, 39625 Anza Road, Temecula, 92591, (951) 331-1515

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 5-0

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42878; and

TENTATIVELY Approve Change of Zone No. 7901; and

APPROVE Tentative Tract Map No. 36644, as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 4.5

CHANGE OF ZONE NO. 7929 – WINERY DISTRICT CONSISTENCY ZONING PROGRAM (“Program”)

– No New Environmental Documentation is Required – Applicant: County of Riverside – Third Supervisorial District – Southwest Area Plan: Agriculture: Agriculture (AG-AG) – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Estate Density Residential (RC-EDR) – Temecula Valley Wine Country Policy Area – Winery District (“Winery District”) – Rancho California Zoning Area – Zoning: Residential Agricultural – (R-A) – Residential Agricultural – 2, 2 ½, 5, 10 and 20 Acre Minimums (R-A-2, R-A-2 ½, R-A-5, R-A-10 and R-A-20) – Rural Residential (R-R) – Light Agriculture – 10 and 20 Acre Minimums (A-1-10 and A-1-20 – Citrus Vineyard (C/V) – Citrus Vineyard – 5, 10, and 20 Acre Minimums (C/V, C/V-5, C/V-10, and CV-20) – Location: The Winery District is located both on the northern and southern end of the Temecula Valley Wine Country Policy Area: the northern portion of the Winery District is bounded by Lake Skinner to the north, Butterfield Ranch Road to the west, De Portola Road (north/south) to the east, and Madera De Playa Drive and Los Nogales Road to the south, with a “peninsula” extending down to the intersection of De Portola Road and Pauba Road; the southern portion of the Winery District is bounded by California State Highway 79 to the north, Anza Road to the west, and Pauba Road to the east.

II. PROJECT DESCRIPTION:

The Program proposes to change the various zone classifications of 131 parcels totaling approximately 1,833 acres within the Winery District to either the Wine Country – Winery (WC-W) Zone or the Wine Country – Winery Existing (WC-WE) Zone, as shown on Exhibit 1. This Program is focused on fostering economic and agricultural development by providing an opportunity for existing wineries, agricultural facilities, and property owners with development proposals to option into the County initiated General Plan consistency zoning effort. The Program’s approach is to have voluntary participation by landowners who want to develop their parcels within the Winery District in conformance with the WC-W or WC-WE zones, as applicable, in order to further the intent of the Temecula Valley Wine Country Community Plan.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

Spoke in favor:

John James, Interested Party, 40140 Meng Asbury Road, Temecula, 92592

Dorian Linkogle, Interested Party, 41720 Calle Cabrillo, Temecula, 92592

Alan Rowske, Neighbor, 40810 Camino Del Vino, Temecula, 92592

Christopher Masilo, Neighbor,

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 5-0

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

FIND that No New Environmental Document is Required; and

TENTATIVELY Approve Change of Zone No. 7927, as modified at hearing.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Anza Butterfield Road 34, LLC ("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 966-380-004 ("PROPERTY"); and,

WHEREAS, on February 25, 2016 PROPERTY OWNER filed an application for Tentative Tract Map No. 36644 and Change of Zone No. 7901 ("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:
Anza Butterfield Road 34, LLC
Attn: Neil Gascon
33175 Temecula Pkwy, #A-533
Temecula, CA 92592

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.

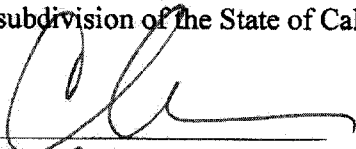
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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.

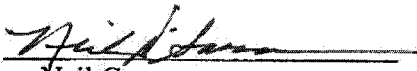
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
~~Juan Perez~~ CHARISSA LEACH

Assst. Riverside County TLMA Director/Interim Planning Director

Dated: 8/24/17

PROPERTY OWNER:
Anza Butterfield Road 34, LLC

By: 
Neil Gascon
Manager

Dated: 7-25-17

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On July 25, 2017 before me, R. M. Reinagel, Notary Public,
(Here insert name and title of the officer)

personally appeared Neil Gascon
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.

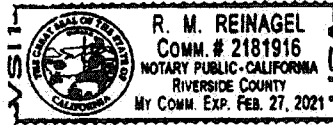
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RMR

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Indemnification
(Title or description of attached document)

Agreement
(Title or description of attached document continued)

Number of Pages 5 Document Date 7/25/17

CAPACITY CLAIMED BY THE SIGNER

- Individual Corporate Officer

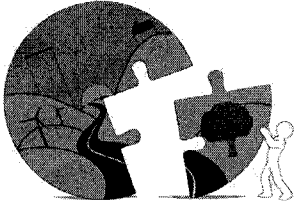
(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Memorandum

DATE: September 20, 2017
TO: Planning Commission
FROM: David Alvarez, Project Planner
RE: Item 4.4 – Tentative Tract Map No. 36644 and Change of Zone No. 7901

Staff noticed there are a few items that need to be revised in the staff report and conditions of approval.

1. The two (2) sewer lots discussed in the staff report are easements.
2. The following Conditions of Approval have been revised:
 - 40.PLANNING.2- Removed from Conditions of Approval. No phasing will occur on site.
 - 50.TRANS.17- Conditions of Approval has be revised as attached.
 - 50.PLANNING.3- Condition of Approval has been revised as attached. Lot size is 7200 Square Feet, not acres.
 - 80.PLANNING.14- Removed from Conditions of Approval. No monumentation or gates on site.
3. During the publication period staff received a letter and a few emails opposing the project as attached.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

50.TRANS
PRIOR TO MAP RECORDATION

017
MAP - HALF-WIDTH

Status:
RECOMMND

Conditions:
Informational

Anza Road along project boundary is designated MAJOR HIGHWAY and shall be improved with 38' half-width AC pavement, 8" concrete curb and gutter (project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 89' part-width (59' project side and 30' on the other side of the centerline, minimum) dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

50. PLANNING
PRIOR TO MAP RECORDATION

003

MAP- SURVEYOR CHECK LIST

Status:
RECOMMND

Conditions:
Informational

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 7200 gross square feet.

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 established by Section 3.8.C. of County Ordinance No. 460.

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

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



Riverside County Planning Department
Attn: David Alvarez
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Alvarez,

I'm writing about the change of zone number 7901 and tentative tract map number 36644 which proposes changing the area from Residential Agricultural (5 acre minimum) to One-Family Dwellings (2-5 dwellings per acre).

I am severely disappointed that this matter is up for proposal. The area of northeast Anza Road is one of the main reasons why we purchased our home. We researched its zoning, prior to making an offer on the home, and found it to be zoned Residential Agricultural, designating it as fairly open space.

Changing this zoning to One-Family dwellings will have several detrimental consequences to the area.

1. Changing this area's zoning will make it easier to change the zoning of the rest of the area down Anza Road, changing the entire neighborhood to high density box homes. What makes this area so wonderful is the amount of open space available for walking, biking, hiking and viewing. Temecula needs to keep open space like this near neighborhoods to keep it an attractive place to live. Open space gives the community a sense of peace and tranquility, one of the major reasons Temecula is a desired city. I grew up in Fremont, CA where building on the hills was forbidden. It is currently one of the highest rated cities in the country to live, and I believe it has a lot to do with the peacefulness and beauty of the surrounding hillsides. Open hills and agricultural areas give a community a sense of peace, beauty and tranquility. That's the kind of city that is desirable.

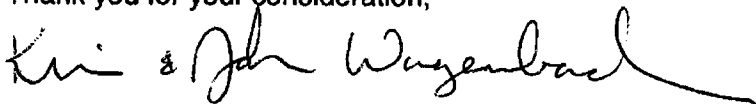
2. Dust and noise will ensue for years to come, first from the construction (large trucks and beeping noises all day), then from the increased traffic due to the higher density housing. The traffic in the area has considerably increased due to recent home construction. It seems everyone I speak with, both newcomers and long-time residents, complain about the traffic. This will only be exacerbated with more medium density housing.

3. Schools will become more crowded, making them less desirable.

The supply of medium density homes in the area is bountiful already. There is a large new development being built near Monte Verde and Cebalo Street. In addition, a large development is starting at Anza Road and El Chimisal, adding another 100 large box homes, right next to each other (along with dust and beeping noises all day long). With these new developments, there will be plenty of housing available in the area, we don't need anymore!

Please keep the open space zoned as was decided upon in the city's master plan. Don't let the developers take over our beautiful city!

Thank you for your consideration,



Kim and John Wagenbach
45570 Anza Road
Temecula, CA 92592

Alvarez, David

From: Josh Painter <jpainter78@gmail.com>
Sent: Tuesday, September 19, 2017 6:02 AM
To: Alvarez, David
Subject: CHANGE OF ZONE NO. 7901 AND TENTATIVE TRACT MAP NO. 36644

Mr. David Alvarez,

I am a resident of Morgan Valley (Tracts 29473 and 29473-1). I oppose CHANGE OF ZONE NO. 7901 AND TENTATIVE TRACT MAP NO. 36644. The proposed development is not compatible with our community. In Fact, it is less compatible than the proposed Change of Zone # 7050, Tentative Tract Map Number 32988 that was denied in the same parcel in 2012. I request denial to redraft the project to make it compatible with our community. Our lots are at least 12,000 SF

- Josh Painter

Alvarez, David

From: Araceli Frausto <ceja909@icloud.com>
Sent: Monday, September 18, 2017 10:46 PM
To: Alvarez, David
Cc: Victor Frausto; Araceli F
Subject: parcel TR 36644

Re: Rezoning parcel (Anza Rd) to residential housing.
(Field behind our homes)
Parcel TR 36644

To whom it may concern;

As Temecula residents and owners at the track at Morgan Heights, learning of a rezoning of the parcel off of Anza is upsetting.

The planning commission Department has failed the Temecula residents over and over again by reducing parcels to R-1 from agricultural and R-5. We hope Dave Alvarez, Riverside County Planning Commission Department hears the community out and acts on it.

We moved out this way (Morgan Heights) because future development was to have larger lots than the ones our surrounding community have. We were sold under the idea that our local schools won't be as impacted as other neighboring schools have been. There's so many new homes and new apartment buildings being built in the city and yet very little improvement has been done on our roads.

Little did we know that the nightmare on Temecula Parkway was worst than the one we "escaped" on Newport in Menifee. Our office is located on the other side of the freeway, west of the 15, and even on light days, my commute there is 45 minutes at times. The freeway is a nightmare in itself. Traffic DOES NOT MOVE from Temecula Parkway to Rancho California while on the freeway. We have tried to take the "back-ways" and even those are congested as more people become familiar with them. I am all up for growth, but not without a corrected infrastructure. The larger population Temecula is bringing in will just continue to cause chaos. There are so many red-light runners in this area and that is due in part because of poor planning on behalf of the city and county. Residents sit for long periods at times on the same spot 15 minutes later without advancing greater than 10 feet.

We all know that the change of zoning is just an example to follow for remaining property around our area with large acreages. Bringing in 35 homes on 13 acres, that means 70 more cars in our area, for just this zone in question. There's easily 110 acres vacant on Anza around our community and adjacent property... do the math..

There's no conservation of our land, and at the very least 2 acre lots should remain in this side of town. We are so close to the wineries that people search to have land and not be bombarded by city noises in neighboring streets. Temecula residents, current and future, love the idea of tranquil serenity on any afternoon. Temecula CAN keep a balance of old Temecula with a modern day Temecula and still keep that American dream alive by not being greedy and conserving larger parcels in the city/county.

We urge that you please keep the zoning as is, and let's keep the infrastructure of our community, schooling, traffic, and property value our priority in Temecula, 92592.

Best Regards,

Alvarez, David

From: Mike Russ <russ.michael@gene.com>
Sent: Monday, September 18, 2017 10:35 PM
To: Alvarez, David
Subject: Rezoning of Parcel TR36644

Hello Mr. Alvarez,

Thank you so much for considering our concerns regarding the proposed re zoning of parcel TR36644. I live in the Morgan Heights community immediately adjacent to the parcel in question with my wife and two kids. Prior to purchasing our home in this part of town we did extensive research on the proposed development in this area and were very pleased when we found out that parcel TR36644 was zoned as a residential Agricultural 5 acre minimum. This zoning was a logical zoning classification for this part of town that values the agricultural nature of the area as well as made sense from an infrastructure, school and traffic perspective.

We are, by no means a NIMBY (Not in My Backyard) nor are we opposed to development in general but rather support a logical, controlled development of the surrounding area that makes sense with the overall plan of the community and Temecula proper. This plan includes focusing on propagating the winery and equestrian industries in the area. In a broader sense, Temecula planning mission statement is, The primary goal of the Planning Department is to implement orderly and compatible development which creates livable neighborhoods, supports economic development, and sustains a high quality of life for Temecula's citizens.

With that said, changing the zoning of parcel TR36644 to Single family dwelling where well over 100 homes could be crammed into this relatively small area would overwhelm the existing infrastructure and schools and create an enormous increase in traffic, all consequences that directly go against the planning goals and would in fact decrease the quality of life of the residents in the area.

An additional concern of increasing the population density in the area would be the impact on the existing equestrian ranches in the area. These ranches, and the animals they care for, thrive in this area due to the sprawling nature of the community which limits the traffic and noise pollution generated by higher density neighborhoods. The impact to the animals that are sensitive to noise on these ranches could be detrimental and negatively affect the livelihood of the owners as they depend on the health of their animals to sustain there economic success.

In closing, we support the existing zoning of parcel TR36644 which aligns with the planning strategies of the community and will not detrimentally affect the existing residents and equestrian ranches in the area.

Thanks,
Mike Russ
Manager
QC Microbiology
Genentech Inc.
Desk (760) 231-2307
Cell (760) 535-9354

Alvarez, David

From: Frederick Bartz <fjbartz@verizon.net>
Sent: Monday, September 18, 2017 7:27 PM
To: Alvarez, David
Cc: District3; Perez, Jose; MGONZALEZ@mbakerintl.com
Subject: CHANGE OF ZONE NO. 7901 AND TENTATIVE TRACT MAP NO. 36644

Mr. Alvarez,

The Morgan Hill Homeowner's Association OPPOSES the approval of this change. It was OPPOSED some years ago (ca 2011) and we do not find that this request is any better than the request at that time, since the adjacent community is a minimum of 12,000 sq ft lots. In addition, it appears that this parcel would not be required to pay its fair share of fees for infrastructure which was paid for by all Morgan Hill residents, including sewer, access roads and parks, a mistake which happened with the approval of Morgan Valley and Heights which we were assured would not happen again.

In addition, I would suggest that you check the posting of Agenda Item 4.4 as your county telephone number is incorrect. Further, I would suggest you may wish to check to see if you you have met the legally required advance posting since it appears no one has been able to contact you via telephone, and at least my initial email request for information has gone unanswered.

Fred Bartz
President - Morgan Hill Homeowners Association
951-216-3030
fjbartz@verizon.net

Alvarez, David

From: Greg Thomas <gstomas63@gmail.com>
Sent: Monday, September 18, 2017 3:32 PM
To: Alvarez, David
Subject: Change of Zone No 7901/TTM 36644

Dear Mr. Alvarez,

By way of introduction, I am the Vice President of the Morgan Valley HOA, which is located just north of this proposed project. That's the area along Starpoint, west of Butterfield and east of Chimisal.

As we are reviewing the staff report, the TTM included in the report, or at least the scanned version on line, is not very legible. Could you please send me a more legible copy of the TTM for our review - just the TTM, do not need the entire staff report again. Thank you for your consideration and assistance.

And, we will be providing a letter related to this development before the Planning Meeting on September 20th.

If you have any questions, my cell is 951-591-1093.

Best Regards,

Greg Thomas
45122 Saddleback Ct
Temecula, CA 92592

Alvarez, David

From: john johnson <jjohnson@rancon.com>
Sent: Tuesday, January 9, 2018 9:05 AM
To: Alvarez, David
Subject: TTM 36644

I am writing in support of this map as an adjacent property owner. Redhawk Valley , LLC owns TTM 32227 which when built will then completely surround this site with homes making it a classic infill property. Thank you for the opportunity to comment on this logical move. JJ

JOHN JOHNSON
BROKER ASSOCIATE



41391 Kalmia Street 100 / Murrieta CA 92562

CalBRE# 009030

(951) 318-7763

(951) 677-1800 x131

(951) 894.-1500

Alvarez, David

From: Edward Gorman <G4inc@msn.com>
Sent: Monday, January 8, 2018 11:18 AM
To: Alvarez, David
Cc: ngascon3@verizon.net
Subject: TTM 36644

To: David Alvarez, Riverside County Planning Commission
Re: TTM 36644, Supervisors Hearing on January 9, 2018

Hi David,

I am sending you this e-mail in support of the TTM 36644 and Change of Zone 7901 applications.

We own the 10 acre parcel directly to the west of this project and I am very familiar with the area and the various planning actions and issues surrounding it.

I would like to express to you that we strongly believe the proposed project is well designed and very compatible with the existing and planned developments in the surrounding area and should be approved by the Board of supervisors without delay.

Please feel free to contact me should you require any additional information or clarifications.

Thanks,

Edward M. Gorman
L&J Ranch Development, LLC
Managing Member

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



18-1

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. 7901, Ordinance No. 348.4873, and Tentative Tract Map No. 36644 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42878 - Applicant: Neil Gascon - Engineer/Representative: K&A Engineering - Third Supervisorial District - Rancho California - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - 11.94 acres - Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APN: 966-380-004.

Russell Brady, Planning Staff, presented the matter.

On motion of Supervisor Washington, seconded by Supervisor Perez 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 Perez
Nays: None
Absent: Ashley

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 9, 2018 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: January 9, 2018
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

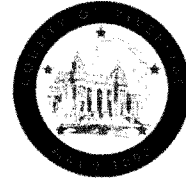
By: *[Signature]* Deputy

AGENDA NO.

18.1

xc: Planning, COB

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



ITEM
18.1
(ID # 6019)

MEETING DATE:

Tuesday, January 9, 2018

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7901, ORDINANCE NO. 348.4873, AND TENTATIVE TRACT MAP NO. 36644 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42878 - Applicant: Neil Gascon - Engineer/Representative: K&A Engineering - Third Supervisorial District - Rancho California - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - 11.94 acres - Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APN: 966-380-004. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42878**, 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 CHANGE OF ZONE NO. 7901** to change the zoning classification of the project site from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1); and
3. **ADOPT** Ordinance No. 348.4873 amending the zoning in the Rancho California Area shown on Map No. 2.2420, Change of Zone No. 7901, attached hereto; and
4. **APPROVE TENTATIVE TRACT MAP NO. 36644** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION: Policy

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:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

CHANGE OF ZONE NO. 7901 proposes to change the zoning classification of the project site from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

TENTATIVE TRACT MAP NO. 36644 proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots.

The project site is located northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road.

The Planning Commission considered the project on September 20, 2017, and recommended approval by a vote of 5-0.

As background, an application was submitted for Change of Zone No. 7050 and Tentative Tract Map No. 32988 for 37 7,200 square-foot residential lots on September 21, 2004, on the same site as the currently proposed Change of Zone and Tentative Tract Map. On January 18, 2012, the Planning Commission approved a motion to recommend to the Board of Supervisors Tentative Approval of the Change of Zone and Approval of the Tentative Tract Map based on staff's recommendation. On March 20, 2012, the Board of Supervisors denied the project after considering testimony from the applicant and the public.

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 the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

ATTACHMENT A. Planning Commission Minutes

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

- ATTACHMENT B. Planning Commission Staff Report
ATTACHMENT C. ORDINANCE NO. 348.4873
ATTACHMENT D. Indemnification Agreement
ATTACHMENT E. Memo to Planning Commission


Melissa Noone, Associate Management Analyst 1/3/2018

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



18-3

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. 7901, Ordinance No. 348.4873, and Tentative Tract Map No. 36644 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42878 - Applicant: Neil Gascon - Engineer/Representative: K&A Engineering - Third Supervisorial District - Rancho California - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - 11.94 acres - Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin-lot, and two (2) sewer maintenance lots. APN: 966-380-004.

Russell Brady, Planning Staff, presented the matter.

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, January 9, 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.

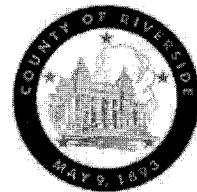
(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
18-3

xc: Planning, ~~COB~~

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



**ITEM
18.3
(ID # 5789)**

MEETING DATE:

Tuesday, December 12, 2017

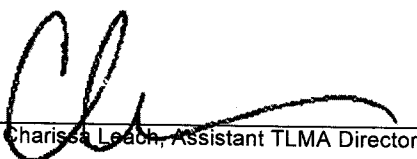
FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7901, ORDINANCE NO. 348.4873, AND TENTATIVE TRACT MAP NO. 36644 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42878 - Applicant: Neil Gascon - Engineer/Representative: K&A Engineering - Third Supervisorial District - Rancho California - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - 11.94 acres - Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APN: 966-380-004. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42878**, 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,
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3. **ADOPT** Ordinance No. 348.4873 amending the zoning in the Rancho California Area shown on Map No. 2.2420, Change of Zone No. 7901, attached hereto; and
4. **APPROVE TENTATIVE TRACT MAP NO. 36644** 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

11/29/2017

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

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:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

CHANGE OF ZONE NO. 7901 proposes to change the zoning classification of the project site from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

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As background, an application was submitted for Change of Zone No. 7050 and Tentative Tract Map No. 32988 for 37 7,200 square-foot residential lots on September 21, 2004, on the same site as the currently proposed Change of Zone and Tentative Tract Map. On January 18, 2012, the Planning Commission approved a motion to recommend to the Board of Supervisors Tentative Approval of the Change of Zone and Approval of the Tentative Tract Map based on staff's recommendation. On March 20, 2012, the Board of Supervisors denied the project after considering testimony from the applicant and the public.

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 the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

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

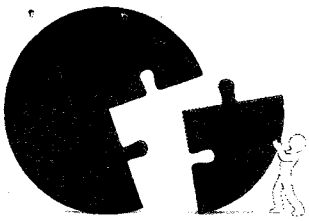
ATTACHMENTS:

ATTACHMENT A. Planning Commission Minutes

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

- ATTACHMENT B. Planning Commission Staff Report
ATTACHMENT C. ORDINANCE NO. 348.4873
ATTACHMENT D. Indemnification Agreement
ATTACHMENT E. Memo to Planning Commission


Melissa Noone, Associate Management Analyst 12/4/2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: January 23, 2018
TO: Board of Supervisors
FROM: Dave Alvarez, Project Planner
RE: Item 18.3 – Tract Map No. 36644

During the publication period, staff received emails/letters as attached, one opposing the project and eight requesting continuance of the project.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

1/23/18
18.3

Alvarez, David

From: Tom DeSantis <desantism@gmail.com>
Sent: Monday, January 22, 2018 2:46 PM
To: c.washington@rcos.org; Balderrama, Olivia; Comerchero, Jeff; Alvarez, David
Cc: mvgonzalez123@gmail.com; Harper-Ihem, Kecia
Subject: PLEASE CONTINUE Item 18.3 Of Board of Supervisor's Agenda for 1/23/18, Change of Zone 7901, Tentative Tract Map 36644

Supervisor Washington, Mr. Comerchero, Ms. Balderamma and Mr. Alvarez:

I'm writing to respectfully request that the Board of Supervisors continue the aforementioned matter and require that the developer engage in a genuine dialogue with the Morgan Valley HOA.

As a homeowner in the Morgan Valley development, I am extremely concerned over the small lots proposed for this project; a project of this nature is incompatible with our neighborhood's large, well-appointed homes on large lots where values (at \$700k+) are finally beginning to return to pre-recession levels.

I'm told that when approval for this controversial project was first denied in 2012, the Planning Department urged the developer to meet with area residents. Only after urging from Supervisor Washington's staff, has the developer initiated any contact with our HOA. To date, however, the developer (Mr. Gascon) has not entered into meaningful discussions with surrounding residents.

I am fully confident that the developer doesn't fully appreciate Supervisor Washington's strong track record for inclusive, deliberate decision making. Requiring that the developer engage in meaningful, productive dialogue with the Morgan Valley HOA will remind him of his responsibility to demonstrate positive neighbor relations.

Thank you for considering this request.

Respectfully,

Tom DeSantis

951-206-0732

desantism@gmail.com

Alvarez, David

From: Jennifer Flanagan <jenlflanagan@gmail.com>
Sent: Monday, January 22, 2018 1:01 PM
To: Balderrama, Olivia; Comerchero, Jeff; Alvarez, David
Subject: Morgan Valley project

To Whom It May Concern:

I am writing this email requesting continuance for one month for the subject of the project adjacent to my community- Morgan Valley. There has not been sufficient time for our concerns to be relayed. I would appreciate your consideration.

Thank you,

Jennifer Flanagan

Resident

34032 Starpoint St.

Temecula, CA 92592

760-214-1429

Alvarez, David

From: Greg Trapp <gtrapp@Keenan.com>
Sent: Monday, January 22, 2018 12:46 PM
To: Balderrama, Olivia
Cc: Alvarez, David; Comerchero, Jeff
Subject: Item 18.3 Of Board of Supervisor's Agenda for 1/23/18, Change of Zone 7901, Tentative Tract Map 36644

Importance: High

Dear Ms. Balderrama,

My name is Greg Trapp and I reside at 45151 Sagewind Court, Temecula, CA. 92592. The purpose of this e mail is to respectfully request that agenda item 18.3 be tabled and continued until the next Board of Supervisors meeting. As I am sure you are aware, this is a very controversial project that was previously denied in 2012. The development plans for this particular site will have a negative impact on property values in the area and will detract from the peaceful enjoyment of homes throughout Morgan Valley HOA. Our recent efforts to meet with the developer to try and come to some common ground and understanding have been ignored by the developer. He apparently wishes to push this through with little or no discussion and ignores any request for outreach. Approving this development would negatively impact many.

Please consider allowing more time for discussion. We would also request the Board of Supervisors visit the site to understand the full ramifications of this project on nearby property.

I request the Board of Supervisors continue this item until further discussion and facts can be gathered.

Sincerely,

Greg Trapp
45151 Sagewind Court
Temecula, CA. 92592
949 468-6196

CONFIDENTIALITY NOTICE: This communication and its attachments may contain non-public, confidential, or legally privileged information including HIPAA-protected PHI. The interception, use or disclosure of such information is prohibited. If you are not the intended recipient, or have received this information in error, please notify the sender immediately by reply email and delete all copies of this message and attachments without reading, saving, or further distributing them.

Alvarez, David

From: Bill Pelters <billpelters@gmail.com>
Sent: Monday, January 22, 2018 11:05 AM
To: Balderrama, Olivia; Alvarez, David; Comerchero, Jeff
Cc: Miguel Gonzalez; Reif, Peter; Greg Thomas
Subject: Fwd: Item 18.3 Of Board of Supervisor's Agenda for 1/23/18, Change of Zone 7901, Tentative Tract Map 36644

Hello All,

My name is William Pelters and I am a resident of Morgan Valley and reside at 45045 Rideau St Temecula CA 92592. I am writing this email in support of our request for a minimum one month continuance for the referenced project. We have been patient and accommodating during the review of this project with both the builder and the Board of Supervisors. We appreciate the support from the Board of Directors to encourage Mr Gascon and his project team to meet with us and review / mitigate our concerns. Unfortunately, all issues have not been reviewed, discussed and updated with resolution from Mr Gascon team.

As we see it, our community and our board of directors has not had the opportunity to properly communicate our concerns as well as make formal request for adjustment or change considerations. Had the outreach occurred a year ago or even several months ago we feel we would be much further along addressing any concerns that impact our neighborhood.

We feel our request for continuance is a must in order to allow both parties the opportunity to meet and discuss our concerns. We do not feel we have been afforded due process regarding full review of this project before consideration for approval by the Board of Supervisors. Please feel free to reach out to me with any questions or concerns.

Regards,

William Pelters
619-247-2872

----- Forwarded message -----

From: Miguel V Gonzalez <mvgonzalez123@gmail.com>
Date: Sun, Jan 21, 2018 at 10:33 PM
Subject: Item 18.3 Of Board of Supervisor's Agenda for 1/23/18, Change of Zone 7901, Tentative Tract Map 36644
To: billpelters@gmail.com

There was no meeting today with the developer representative for project adjacent to Morgan Valley.

The developer consultant did not respond to our request to meet today (Sunday 1/21/18) at 3 PM. It is important that we meet at Sagewind Court during daylight to visualize the impacts of the proposed development.

The developer consultant is compensated to meet with us. The members representing this community are doing it voluntarily because the proposed project impacts our community and the appraisal value of our properties. Many of the members commute, or travel to work during weekdays. We are sacrificing part of our weekend to deal with this issue. We consider that the developer consultant should adapt to our schedule rather we to his.

As I mentioned in a previous email, when Peter Reif and I meet with the Planning Department on November 29, 2017, we asked why they did not ask the developer to do an outreach with us. This was a controversial project that was denied in 2012. The developer was aware of our concerns. We were told that The Planning Department recommended the outreach, but Neil Gascon did not do it and they could not force him. He pushed the project to get approved by Planning Commission, and it was until we spoke with Supervisor Washington's staff that the outreach with us was initiated.

It is important that if we get to an agreement with the developer, the resolutions are documented in the conditions of approval of the project, or in a recorded document associated with the project land. In this way, if the project changes ownership after it gets entitled, the new owner will commit to the resolutions. This takes time and Mr. Gascon should be patient. We should not be sorry for him. Mr. Gascon did not do the outreach a year ago when the Planning Department recommended.

He wants to push the project for Board of Supervisors approval at the hearing of January 23, 2018. We ask your support to send an email requesting continuance for one month to:

Olivia Balderrama, Legislative Assistant to Supervisor Chuck
Washington, OBalderrama@rivco.org
copy Jeff Comerchero, Chief of Staff to Supervisor Chuck
Washington, JComerchero@rivco.org
and copy David Alvarez, County Planner, daalvarez@rivco.org.

Thank you,

Miguel V. Gonzalez
mvgonzalez123@gmail.com
[\(951\) 541-3283](tel:(951)541-3283) cell

Alvarez, David

From: Greg Thomas <gsthomas63@gmail.com>
Sent: Monday, January 22, 2018 8:18 AM
To: Comerchero, Jeff; Balderrama, Olivia; Harper-Ihem, Kecia; District3
Cc: Miguel Gonzalez; Fred Bartz; Brady, Russell; Alvarez, David; Supervisor Jeffries - 1st District; District2; District5; District 4 Supervisor V. Manuel Perez; Rachel & Pete
Subject: Request for Continuance Item 18.318.3 6160 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7901, ORDINANCE NO. 348.4873, AND TENTATIVE TRACT MAP NO. 36644

Dear Supervisor Washington,

On behalf of the entire Morgan Valley Homeowners Association, we are officially requesting a continuance of item:

18.3 6160 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7901, ORDINANCE NO. 348.4873, AND TENTATIVE TRACT MAP NO. 36644

that is scheduled for Tuesday, January 23rd agenda. This item was a continuance from the January 9th agenda.

Morgan Valley representatives met with a representative of the developer on January 8th, to wit the request for continuance of both parties of January 9th. At the Jan 8th meeting, it was agreed that the developer rep would discuss our issues with the developer and then meet again within a couple weeks. This meeting has yet to take place, though our HOA has been requesting a meeting time.

There are still some serious issues and concerns with the proposed development that need to be resolved. For instance, the developer proposed adding large trees to the slopes and stormwater retention basin area to help alleviate light intrusion into several Morgan Valley homes, but in review, Flood Control should evaluate this proposal as the trees may not be suitable for a 2:1 slope area, as well as CSA 143 able to maintain. This is just one of several issues that need to be discussed and resolved, as well as County staff review, given it is a change of design from what the Planning Commission approved. Given the resistance of the developer to conduct outreach and dialogue, we further request the Supervisor direct the developer to meet with our HOA and that county/Supervisor staff be present at the next meeting. We also request that it be conducted during daylight hours so everyone gets a better sense of the area affected. It is much different to see the affected terrain and area in daylight than what is drawn on some design sheets or colored in trees on landscape sheet.

Please feel free to contact me at this email or phone (951-591-1093) with any questions.

Respectfully,
Greg Thomas

Vice President, Morgan Valley HOA

Alvarez, David

From: Maryruth Wilson <maryruthwilson@yahoo.com>
Sent: Monday, January 22, 2018 8:08 AM
To: Balderrama, Olivia
Cc: Alvarez, David
Subject: Item 18.3 of Board of Supervisors Agenda

As you will recall, this issue was shelved until the meeting tomorrow on the understanding that the developer would meet with concerned homeowners. As of this date, the developer has refused to meet with us, and has not responded to our phone calls.

I'm urging you to deny approval of this project, or at the very least, to postpone this issue an additional month in the hope that the developer will meet with the community to address our concerns.

Maryruth Wilson
45610 Anza Rd
Temecula, CA 92592
951-473-7990

Sent from my iPad

Alvarez, David

From: Erik Koda <enkoda2002@aol.com>
Sent: Sunday, January 21, 2018 11:45 PM
To: Balderrama, Olivia
Cc: Comerchero, Jeff; Alvarez, David
Subject: Item 18.3 Of Board of Supervisor's Agenda for 1/23/18, Change of Zone 7901, Tentative Tract Map 36644

Good Morning,

I am requesting a continuance of one month for the hearing scheduled for this Tuesday, 23 January 2018. I reside in the Morgan Valley subdivision. The developer consultant for the proposed housing project behind our community has not met with us to discuss our concerns! My understanding is that this project was denied in 2012 and now it appears that it is being pushed through without consideration of the impact on the existing community. Myself and my neighbors were scheduled to meet with him yesterday, Sunday, and he did not acknowledge this meeting.

This is important to the people of Morgan Valley subdivision.

Thank you for your consideration,
Natalie Koda

BK and Brenda Jackson (Property Owners)
45600 Anza Road Temecula, Ca 92592
(951) 760-0487

December 10, 2017

Chuck Washington, Supervisor
Third Supervisorial District
County of Riverside
4080 Lemon Street Riverside, CA 92501

Re: Tentative Tract Map No. 36644
Change of Zone No. 7901

Petition to Reject Mitigated Negative Declaration

Dear Supervisor Washington,

We are residents of Morgan Valley and we oppose Tentative Tract Map No. 36644, Change of Zone No. 7901, and urge its suspension/rejection by the Board of Supervisors at this time based on the background information provided by concerned Morgan Valley Residents as well as specific concerns of the residents of the paved portion of Anza Road . The proposed development is not compatible with our community. In Fact, it is less compatible than the proposed Change of Zone # 7050, Tentative Tract Map Number 32988 that was denied in the same parcel in 2012. Our particular lot size is at least 40,000 SF, as well as the other 6 residents on the paved portion of Anza Road.

The project was conditioned to get access from the end of the paved portion of Anza Road without paved access to Butterfield Stage Road. Future residents of this project that need to get access to business in Temecula Parkway will increase traffic on Baystone, Marzane and Starpoint streets to get access to Butterfield Stage Road. In addition, the residents living on paved portion of Anza Road will have to exit driveways to the right thus going out of the way to turn around in the proposed housing development in order to get access to business Temecula Parkway via El Chimisal Road. This was not adequately addressed in the project EIR.

The traffic flow on the paved portion of Anza Road leading the proposed housing development will vastly increase, thus causing increased noise and a lack of privacy for the 7 residents due to the back of the houses being on the street front. These particular 7 houses do not have a brick privacy fence as other residents of Morgan Valley. Additionally, the increased traffic will also cause more undue illumination from vehicle headlights into bedrooms and living rooms.

This proposed housing development could also affect emergency vehicles getting into/out of the 300ft +/- driveways of the 7 residents of the paved portion of Anza Road should road dividers be installed on Anza Road. This could also cause safety congestion because the 7 residents of the paved portion of Anza Road will only have one-way in/out of their properties.

Supervisor Chuck Washington
Re: Opposition to TTM No. 36644 / Change of Zone No. 7901
December 2017
Page 2

REQUESTED ACTION:

We therefore request denial of the project as drafted until our concerns expressed since 2011 are addressed and solved without detriment to our community and properties.

SIGNATURE IN OPPOSITION:

I, THE UNDERSIGNED AFFECTED LANDOWNER, vehemently oppose Tentative Tract Map No. 36644, Change of Zone No. 7901, and urge its suspension/rejection by the Board of Supervisors at this time and pending completion of the actions requested above.

Signature: *Brenda L. Jackson / B.K. Jackson*

Printed Name: *Brenda L. Jackson / Brian K. Jackson*

Full Address: Temecula, California 92592

Respectfully submitted this 10th day of December 2017, at Temecula, California

Google Maps 45600 Anza Rd



Imagery ©2017 Google, Map data ©2017 Google 200 ft



45600 Anza Rd
Temecula, CA 92592





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. 348.4873

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

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Friday, January 26, 2018 10:45 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4873

Yes. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Fri, Jan 26, 2018 at 10:43 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Nick, can you still publish this Adoption for Wednesday, Jan. 31? Please confirm. THANK YOU!

Cecilia Gil

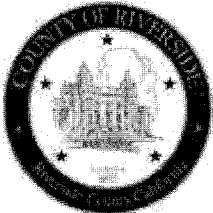
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly

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

(INSERT ORDINANCE NO. 348.4873 and MAP)

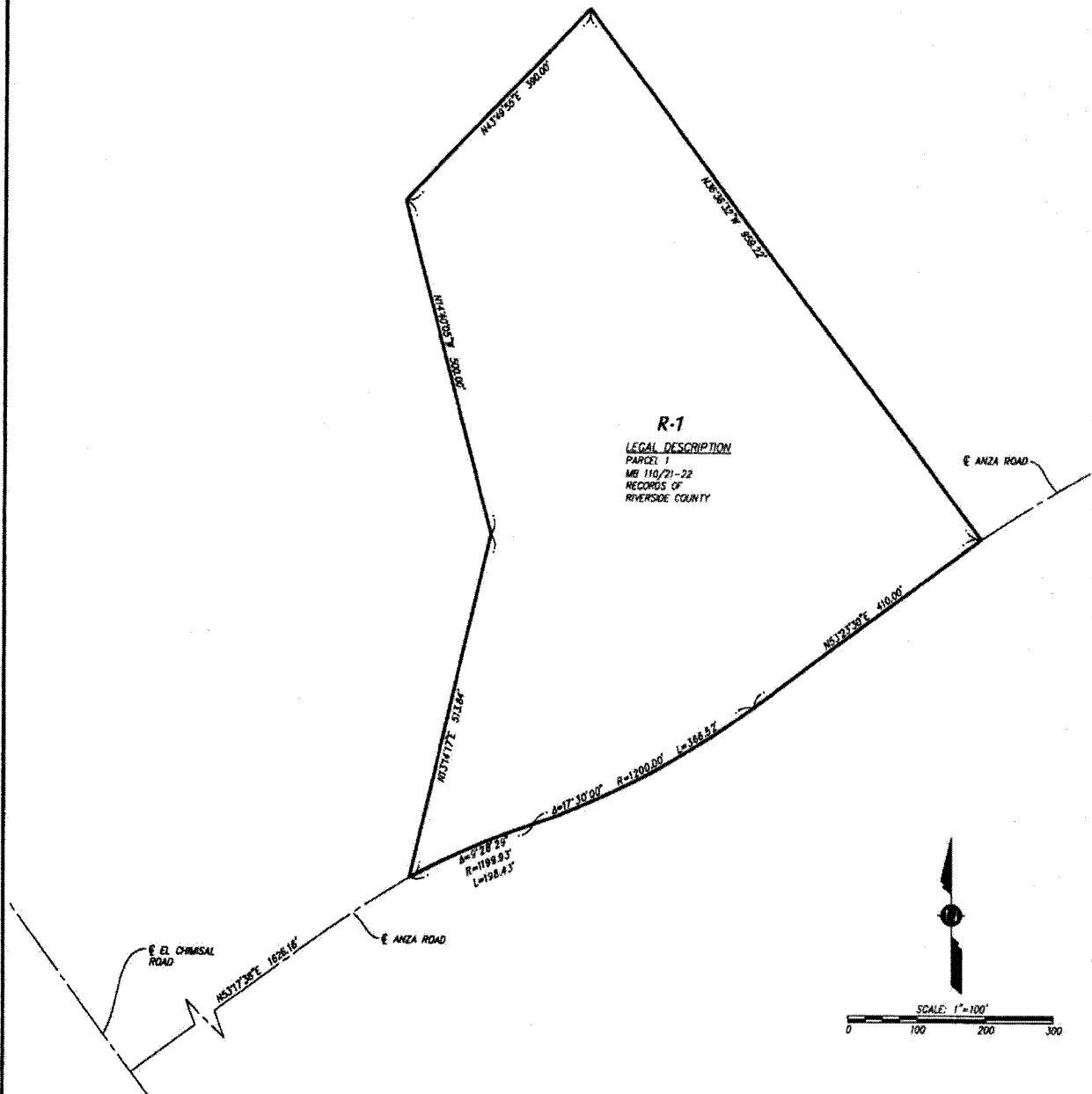
Chuck Washington, Chairman of the Board

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:

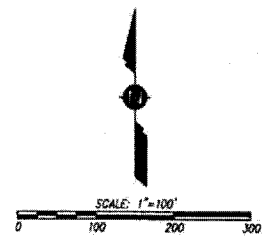
AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

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

RANCHO CALIFORNIA AREA
 SEC. 23, T.8S., R.2W. S.B.B. & M.



R-1
 LEGAL DESCRIPTION
 PARCEL 1
 MB 110/21-22
 RECORDS OF
 RIVERSIDE COUNTY



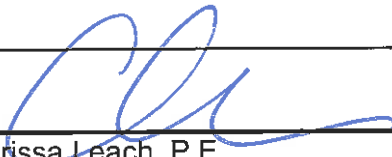
R-1 ONE-FAMILY DWELLINGS

MAP NO. 2.2420
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07901
 ADOPTED BY ORDINANCE NO. 348.4873
 DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 966-380-004

Agenda Item No.: 4 . 4
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Dave Alvarez
Planning Commission: September 20, 2017

CHANGE OF ZONE NO. 7901
TENTATIVE TRACT MAP NO. 36644
ENVIRONMENTAL ASSESSMENT NO. 42878
Applicant: Neil Gascon
Engineer/Representative: K&A Engineering



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7901 proposes to change the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

TENTATIVE TRACT MAP NO. 36644 proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots.

The project site is located northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to the north, south, east, and west |
| 3. Proposed Zoning (Ex. #2): | One-Family Dwellings (R-1) |
| 4. Surrounding Zoning (Ex. #2): | One-Family Dwellings — 18,000 square-foot minimum (R-1-18000) and One-Family Dwellings — 12,000 square-foot minimum (R-1-12000) to the north, One-Family Dwelling (R-1) to the south, east, and the west. |
| 5. Existing Land Use (Ex. #1): | The project site is currently vacant |
| 6. Surrounding Land Use (Ex. #1): | The project site is surrounded by single family residential dwellings to the north and vacant property to the east, west, and south |
| 7. Project Data: | Total Acreage: 12.9
Total Proposed Residential Lots: 35
Proposed Min. Lot Size: 7,200 square feet
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42878, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7901 to change the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1) in accordance with Exhibit #2, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36644 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) on the Southwest Area Plan.
2. The project is consistent with the current Land Use designation of Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC). More specifically, the current Land Use designation allows for a density of 2-5 dwelling units per acre with a residential lot size of 5,500 square feet to 20,000 square feet, and a typical lot size of 7,200 square feet. As illustrated on the proposed tentative exhibit, the proposed tentative subdivision is approximately 12.9 acres which would allow for a residential density of 25 to 64 residential units. The tentative subdivision proposes 35 residential lots which would fall within the allowed density of the MDR land use designation and the minimum lot size for a residential lot proposed is 7,200 square feet which would comply with the typical lot size of the Medium Density Residential (CD: MDR)(2-5 DU/AC) Land Use designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to the north, east, south, and west.
4. The existing zoning is Residential Agricultural-5 Acre Minimum (R-A-5) and the proposed zoning classification for the project site is One-Family Dwelling (R-1).
5. The project site is surrounded by properties which are zoned One-Family Dwelling-18,000 (R-1-18000) and One-Family Dwelling-12,000 square foot minimum (R-1-12000) to the north, One-Family Dwelling (R-1) to the south, east, and the west.
6. This proposed project meets each of the following development criteria, specified for the One-Family Dwelling (R-1) Zone:

- a. The development standards for the One-Family Dwelling (R-1) zoning classification require a minimum lot size of 7,200 square feet. As illustrated on the proposed exhibit, the minimum lot size for the 35 proposed residential lots is 7,200 square feet. The proposed project complies with the minimum lot size requirement of the One-Family (R-1) zoning classification.
 - b. The development standards for the One-Family (R-1) zoning classification require a minimum lot depth of 100 feet. The proposed project complies with the minimum lot depth requirement of the One-Family (R-1) zoning classification.
 - c. The development standards for the One-Family (R-1) zoning classification require a minimum lot width of 60 square feet. The proposed residential lots comply with the minimum width requirements of the One-Family Dwelling zoning classification because the minimum lot width for a residential lot is 100 feet.
7. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460, Section 10.5, and with other applicable provisions of Ordinance No. 460, such as, street improvement plans, domestic water supply and distribution system, sewage disposal, fire hydrants/protection, fencing, and electrical and communications facility.
- a. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designation.
 - b. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Community Development: Medium Density Residential (CD:MDR) land use designations.
 - c. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
 - d. The design of the tentative tract map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are no existing easements and dedications for access.

CHANGE OF ZONE NO. 7901
TENTATIVE TRACT MAP NO. 36644
ENVIRONMENTAL ASSESSMENT NO. 42878
Planning Commission Staff Report
Page 4 of 5

8. Located within project vicinity are single-family residential dwellings to the north and vacant property to the east, west, and south.
9. This land division is located within a very high fire hazard severity zone and located within a Local Responsibility Area and is subject to the requirements of Government Code section 66474.02. This land division complies with all requirements of Government Code section 66474.02.
 - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department (Conditions of Approval 50.FIRE.7, 60.FIRE.1) and compliance with building code requirements for buildings within a very high fire severity zone.
 - b. Fire protection and suppression services will be available through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing streets to County road improvement (Condition of Approval 50.TRANS.17), standards for signs identifying streets, roads and buildings, including blue dot reflectors (Condition of Approval 10.FIRE.1), minimum private water supply reserves for emergency fire use and residential fire sprinklers (Condition of Approval 80.FIRE.3).
10. Assembly Bill 52 became effective on July 1, 2015. In accordance with AB 52, separate notices regarding the proposed project were mailed to all requesting tribes (Pechanga, Rincon, Colorado River Indian Tribes, Soboba, Ramona, and Cahuilla tribes) on March 31, 2016. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Rincon and Soboba Tribes within the 30-day period, requesting to initiate consultation. On April 7, 2015, the Rincon and Soboba tribes deferred consultation to the Pechanga tribe which concluded consultation on May 4, 2016. Staff consulted with the Pechanga tribe on December 7, 2016 to discuss the project. The Pechanga tribe did not respond within the 30-day period, which lead to closure on May 16, 2016. However, the Pechanga Tribe sent a comment letter to staff on July 25, 2016. Consultation discussions occurred on November 3, 2016 and December 7, 2016 to discuss comments from the Pechanga Tribe. Since there were no Tribal Cultural Resources identified by the tribe, consultation concluded.
11. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
12. This project is not located within a City Sphere of Influence.
13. This project is not located within a Parks District or CSA.
14. Environmental Assessment No. 42878 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Noise

These listed 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 Community Development: Medium Density Residential (CD: MDR)(2-5 DU/AC) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city Sphere of Influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell;
 - e. Airport Influence Area;
 - f. Agriculture Preserve; or
 - g. Fault Zone
3. The project site is located within:
 - a. Very High Fire Hazard Area; and
 - b. Paleontological High Sensitivity area
4. The subject site is currently designated as Assessor's Parcel 966-380-004.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07901 TR36644
VICINITY/POLICY AREAS

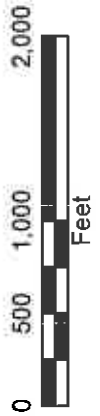
Supervisor: Washington
 District 3

Date Drawn: 07/26/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. This plan, along with the General Plan, is the guiding document for Riverside County. The plan is subject to change and is not intended to be used for zoning purposes. 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) 427-1100 (Eastern County) or visit <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07901 TR36644

Supervisor: Washington

District 3

LAND USE

Date Drawn: 07/26/2017

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07901 TR36644

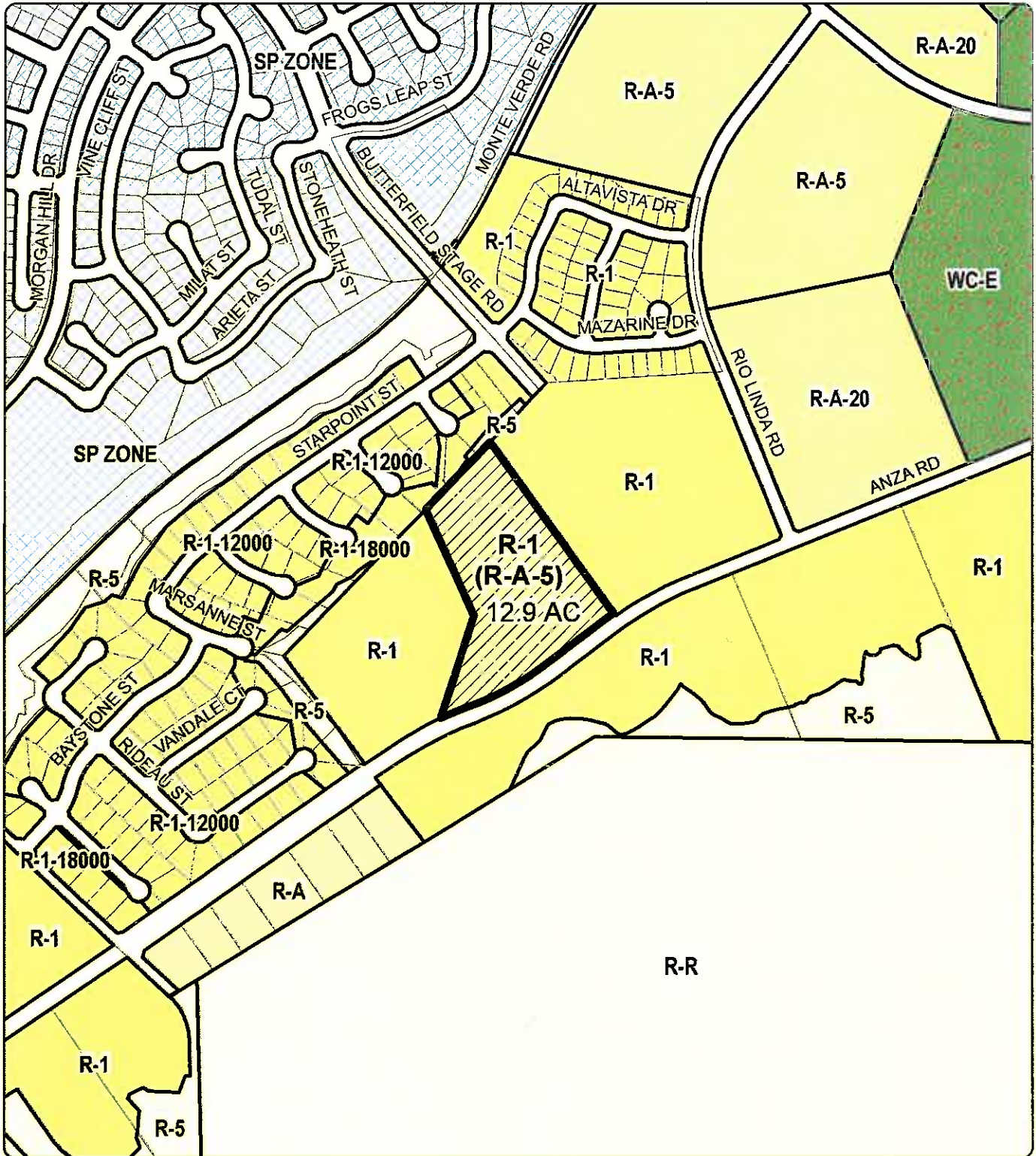
PROPOSED ZONING

Supervisor: Washington

District 3

Date Drawn: 07/26/2017

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07901 TR36644

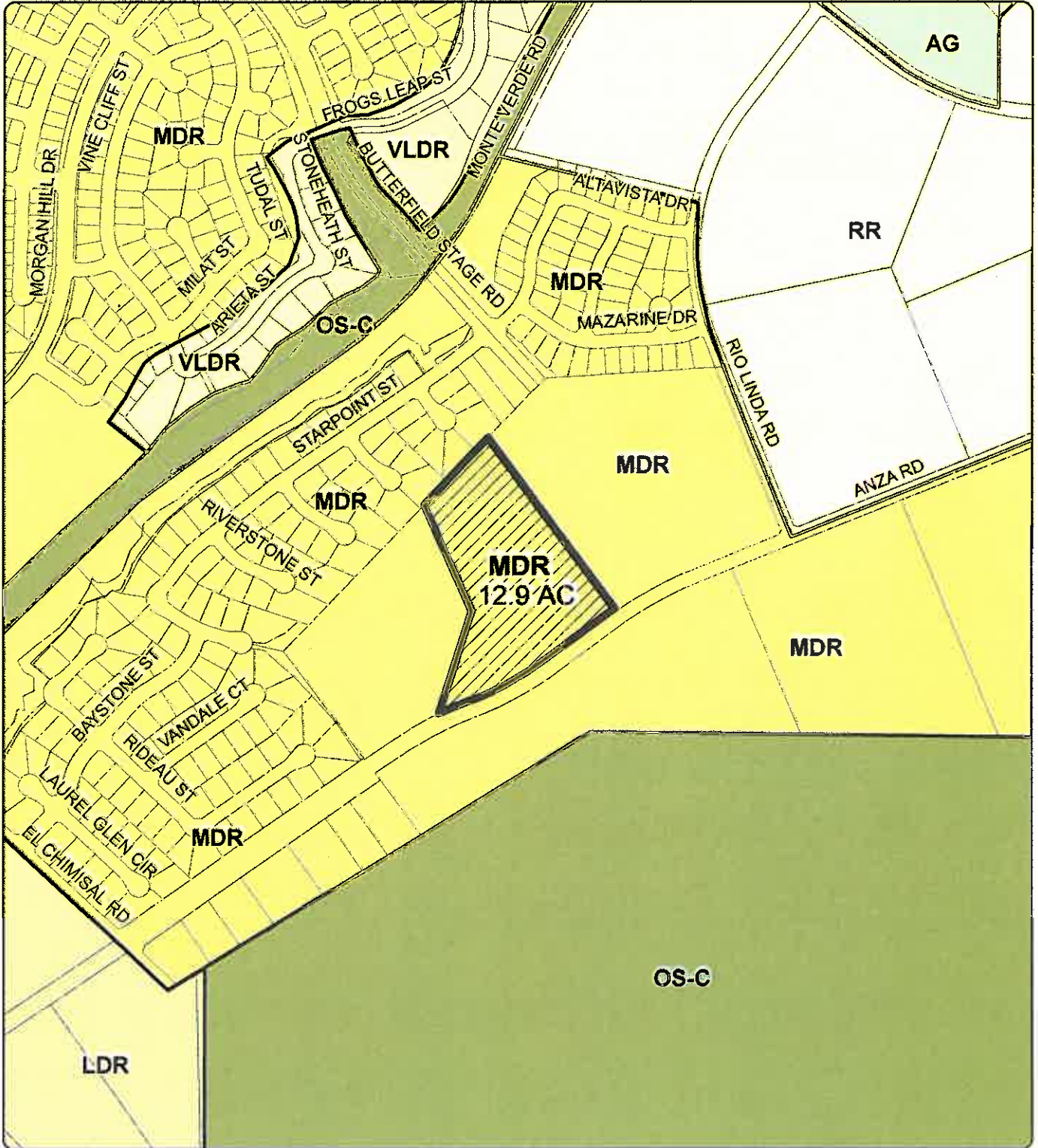
EXISTING GENERAL PLAN

Supervisor: Washington

District 3

Date Drawn: 07/26/2017

Exhibit 5



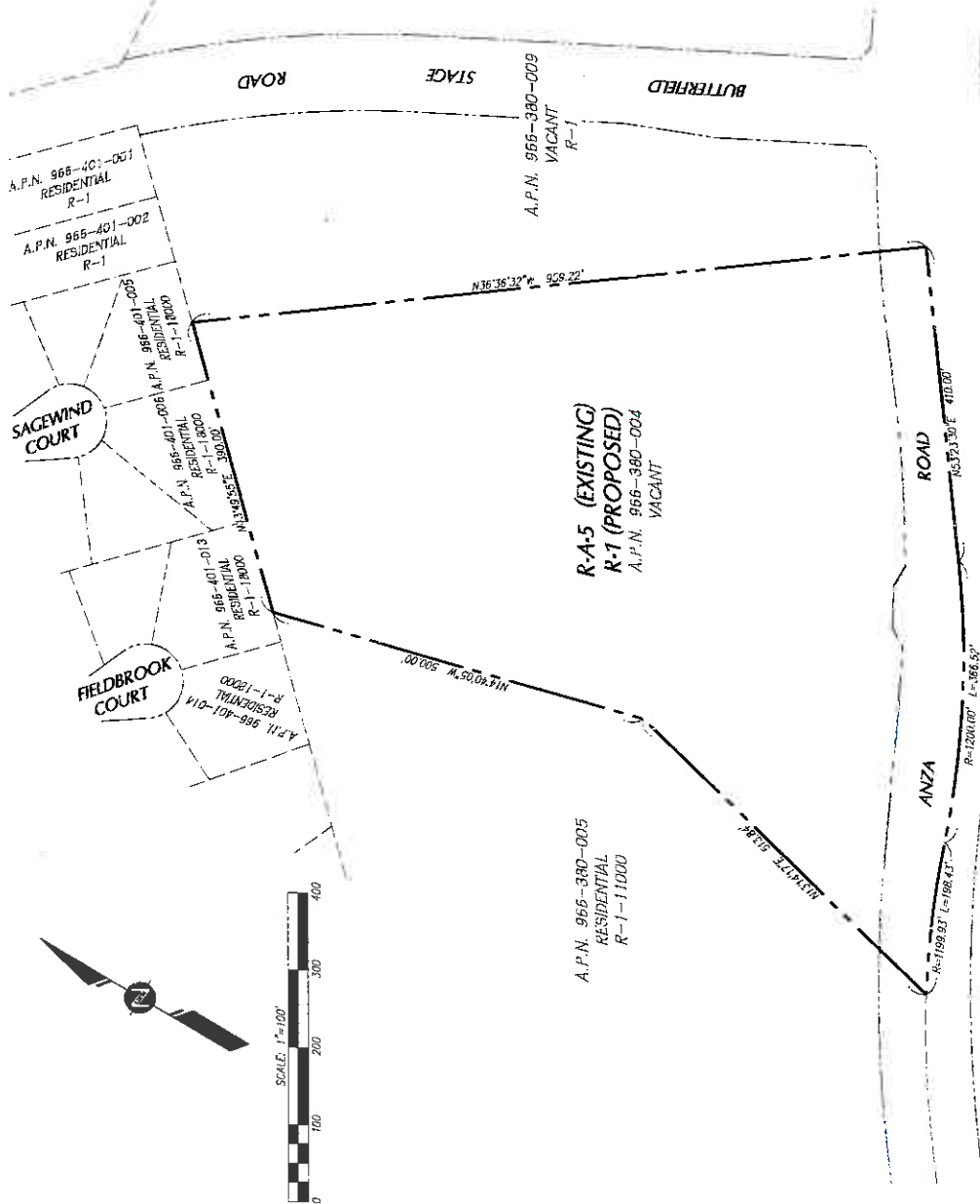
Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-9277 (Eastern County) or Website www.riversidecounty.net

CHANGE OF ZONE NO. 7901



ZONING	EXISTING	PROPOSED
R-A-5	12.9 AC	12.9 AC
R-1	12.9 AC	12.9 AC
TOTAL	12.9 AC	12.9 AC

DATE: FEBRUARY, 2016

LEGAL DESCRIPTION: BEING A DIVISION OF PARCEL 1 PARCEL MAP 18204, P.M. 110 PAGES 21 - 22 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, CALIFORNIA, ALSO BEING A PORTION OF THE RANCHO PAUBA.

OWNER / APPLICANT: ANZA BUTTERFIELD ROAD, JA, LLC
33175 TEMECUAL PARKWAY #A-533
TEMECULA, CA 92680
PHONE: (951) 321-6700
CONTACT: NEIL GIBSON

ENGINEER: K & A ENGINEERING, INC.
357 N. SHERIDAN STREET
CORONA, CA 92680
PHONE: (951) 279-1800
PROJECT MANAGER: JIM BOLTON, P.E.

PRIORITY ACREAGE: TOTAL TIM GROSS 12.9 AC.
TOTAL TIM NET 11.4 AC.

FLOOD PLAIN: PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLAINS OR FLOOD WAYS ON THE PROJECT SITE. FEMA PANEL NO. 06085C3108 - ZONE 'X'

UTILITIES AND SERVICES: ABSTRACT SHOWING THE AREA
ELECTRIC: SOUTHERN CALIFORNIA Edison
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: VERIZON
CABLE TV: TIME WARNER
WATER: PANGRO CALIFORNIA WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
SCHOOL DIST: TEMECUAL VALLEY UNIFIED SCHOOL DIST.

GENERAL PLAN DESIGNATIONS: EXISTING: MDR
PROPOSED: MDR

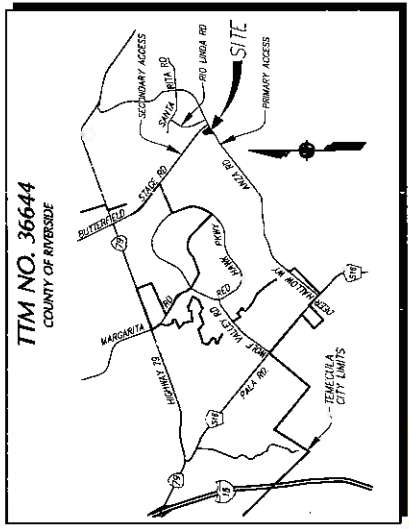
ASSESSOR'S PARCEL NUMBER: 966-380-004

GENERAL PLAN DESIGNATIONS: EXISTING: MDR
PROPOSED: MDR

ASSESSOR'S PARCEL NUMBER: 966-380-004

SECTIONS, TOWNSHIPS AND RANGES: SOUTHWEST QUARTER OF SEC. 31,
T3S, R3W, S8M.

TOWNSHIP: THOMAS BROTHERS MAP
2005 THOMAS BROS. MAP PAGE 980, GRID A-J



VICINITY MAP

N.T.S.
2005 THOMAS BROS. MAP PAGE 980, GRID A-J

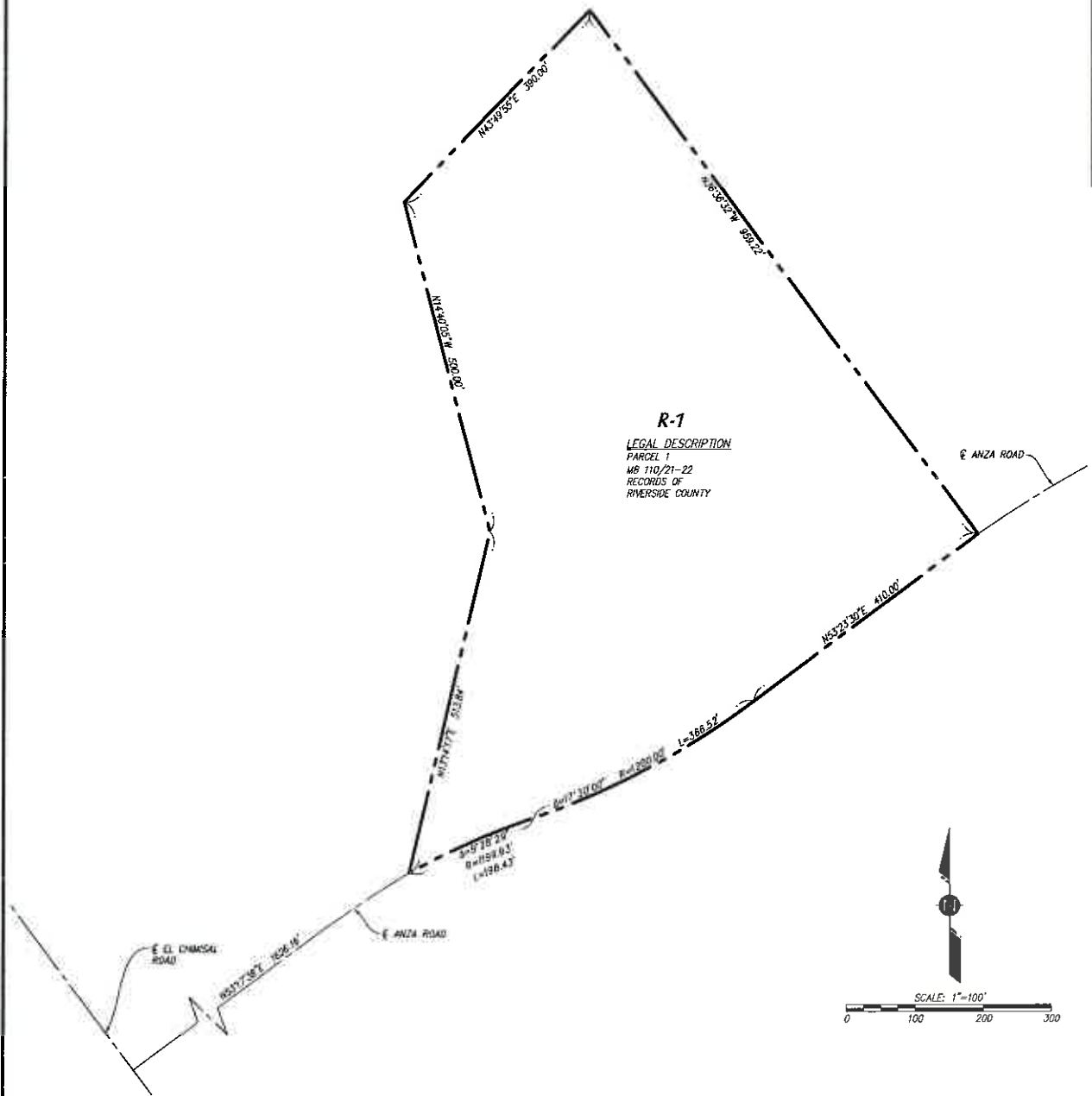
K&A ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
CORONA, CALIFORNIA 92680
TEL (951) 279-1800
FAX (951) 279-1800

Engineering, Inc.

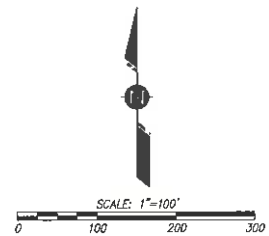
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RANCHO CALIFORNIA AREA
SEC. 23, T.8S., R.2W. S.B.B. & M.



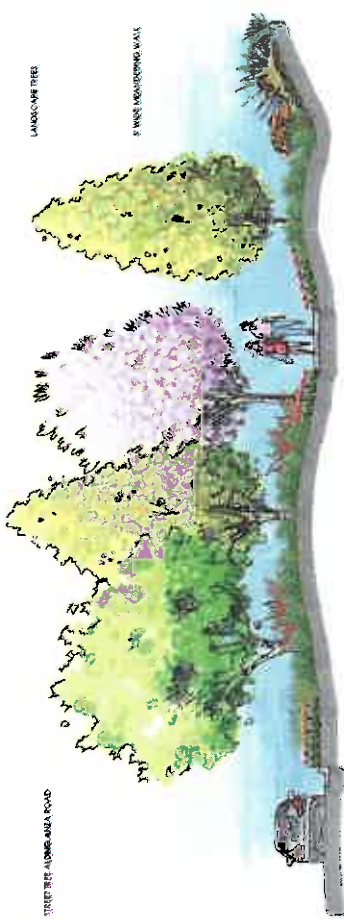
R-1
LEGAL DESCRIPTION
PARCEL 1
MB 110/21-22
RECORDS OF
RIVERSIDE COUNTY

R-1 ONE-FAMILY DWELLINGS



MAP NO. XX.XXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07901
ADOPTED BY ORDINANCE NO. 348
DATE _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

STREET VIEW ALONG ANZA ROAD



LANDSCAPE TREES

8" WIDE MONUMENTING WALLS

ANZA ROAD STREET SECTION

Scale: 1/8" = 1'-0"



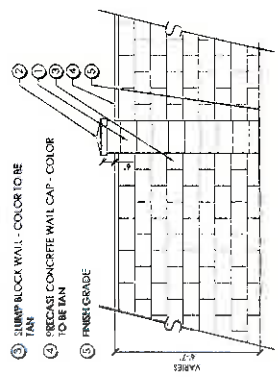
ENTRY MONUMENT WALL CAP -
SLUMP BLOCK WITH PLASTER
AND PRECAST CONCRETE

DECORATIVE FINISHING
FINISH OF MONUMENT WALL

ENTRY MONUMENT ELEVATION

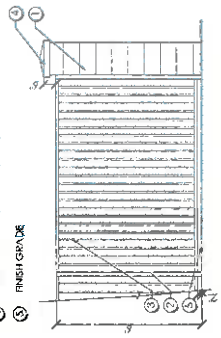
Scale: 1/2" = 1'-0"

- 1 SLUMP BLOCK PLASTER PLACED PER PLAN
- 2 PRECAST CONCRETE PLASTER CAP - COLOR TO BE TANN
- 3 SLUMP BLOCK WALL - COLOR TO BE TANN
- 4 PRECAST CONCRETE WALL CAP - COLOR TO BE TANN
- 5 FINISH GRADE



SLUMP BLOCK WALL AND PLASTER
Scale: 1/2" = 1'-0"

- 1 SLUMP BLOCK PLASTER PER PLAN
- 2 TUBULAR STEEL POST @ 8'-0" O.C. MAX.
- 3 TUBULAR STEEL POCKETS
- 4 PRECAST CONCRETE PLASTER CAP
- 5 FINISH GRADE



6' HIGH TUBULAR STEEL FENCE
Scale: 1/2" = 1'-0"



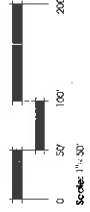
WALL AND FENCE LEGEND



1	SLUMP BLOCK WALL
2	6' HIGH TUBULAR STEEL FENCE
3	PRECAST CONCRETE WALL CAP
4	LANDSCAPE TREES
5	8" WIDE MONUMENTING WALLS
6	ENTRY MONUMENT WALL
7	LANDSCAPE TREES
8	LANDSCAPE TREES
9	LANDSCAPE TREES
10	LANDSCAPE TREES
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32	LANDSCAPE TREES
33	LANDSCAPE TREES
34	LANDSCAPE TREES
35	LANDSCAPE TREES
36	LANDSCAPE TREES
37	LANDSCAPE TREES



NORTH



Scale: 1" = 30'

SHEET 2 OF 2

County of Riverside



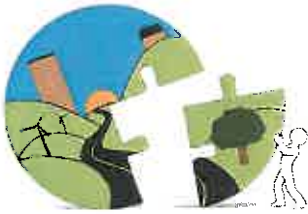
David Heavill
ASSOCIATES INC.
951.226.3430
www.davidheavill.com
02.20.17

FENCE AND WALL PLAN

LANDSCAPE MASTER PLAN

TTM 3664

ANZA BUTTERFIELD 34 LLC



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Tract Map 36644 and Change of Zone 7901

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.

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

COMPLETED/REVIEWED BY:

By: Dave Alvarez Title: Project Planner Date: 8/31/2017

Applicant/Project Sponsor: Neil Gascon Date Submitted: 7/24/2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Dave Alvarez Date: 8/31/2017

The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:

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

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case#: TR36644

FOR COUNTY CLERK'S USE ONLY

INITIAL STUDY

for

Change of Zone No. 07901 & Tentative Tract Map No. 36644

Lead Agency:

County of Riverside

4080 Lemon Street, 12th Floor
Riverside, CA 92502
951.955.5719

Point of Contact: David Alvarez, Contract Planner
daalvarez@rivco.org

Project Proponent:

Anza Butterfield Rd. 34 LLC

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951.323.6700

Point of Contact: Neil Gascon
ngascon3@verizon.net

Prepared by:

Matthew Fagan Consulting Services, Inc.

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August 2017

TABLE OF CONTENTS

I.	Project Information	9
II.	Applicable General Plan and Zoning Regulations	15
III.	Environmental Factors Potentially Affected	17
IV.	Determination	18
V.	Environmental Issues Assessment	19
	<i>Aesthetics</i>	19
	1. Scenic Resources	19
	2. Mt. Palomar Observatory	22
	3. Other lighting Issues	22
	<i>Agriculture & Forest Resources</i>	24
	4. Agriculture.....	24
	5. Forest	26
	<i>Air Quality</i>	27
	6. Air Quality Impacts	27
	<i>Biological Resources</i>	39
	7. Wildlife & Vegetation	39
	<i>Cultural Resources</i>	45
	8. Historic Resources	45
	9. Archaeological Resources.....	46
	10. Paleontological Resources.....	48
	<i>Geology Soils</i>	50
	11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones.....	50
	12. Liquefaction Potential Zone.....	51
	13. Ground-shaking Zone	52
	14. Landslide Risk.....	53
	15. Ground Subsidence	54
	16. Other Geologic Hazards.....	55
	17. Slopes.....	55
	18. Soils	57
	19. Erosion.....	59
	20. Wind Erosion and Blowsand from Project either on or off site	60
	<i>Greenhouse Gas Emissions</i>	60
	21. Greenhouse Gas Emissions.....	60
	<i>Hazards and Hazardous Materials</i>	64
	22. Hazards and Hazardous Materials	64
	23. Airports	67
	24. Hazardous Fire Area	68
	<i>Hydrology and Water Quality</i>	69
	25. Water Quality Impacts.....	69
	26. Floodplains	74
	<i>Land Use and Planning</i>	76
	27. Land Use	76
	28. Planning.....	77
	<i>Mineral Resources</i>	79
	29. Mineral Resources	79
	<i>Noise</i>	81

30. Airport Noise	81
31. Railroad Noise	82
32. Highway Noise	83
33. Other Noise.....	83
34. Noise Effects on or by the Project	83
Population and Housing	92
35. Housing.....	92
Public Services	94
36. Fire Services	94
37. Sheriff Services.....	95
38. Schools	96
39. Libraries.....	97
40. Health Services.....	97
Recreation	98
41. Parks and Recreation.....	98
42. Recreational Trails	100
Transportation / Traffic	101
43. Circulation.....	101
44. Bike Trails	106
Tribal Cultural Resources	107
45. Tribal Cultural Resources	107
Utility and Service Systems	109
46. Water	109
47. Sewer	111
48. Solid Waste.....	112
49. Utilities	115
50. Energy Conservation.....	118
Mandatory Findings of Significance	119
VI. Earlier Analysis	124
VII. Authorities Cited	124
VIII. Sources/References	124
IX. Figures	127
Figure 1 <i>Regional Location Map</i>	127
Figure 2 <i>Vicinity Map</i>	128
Figure 3 <i>Aerial Photo</i>	129
Figure 4 <i>Tentative Tract Map No.36644</i>	130
Figure 5 <i>TR36644 Landscape Plan</i>	131
Figure 6a <i>TR36644 Off-Site Access Exhibit</i>	132
Figure 6b <i>TR36644 Roadway Improvements</i>	133
Figure 6c <i>TR36644 Anza Road</i>	134
Figure 7 <i>TR36644 Streets "A" and "B"</i>	135
Figure 8 <i>TR36644 WQMP BMPs Site Plan</i>	136
Figure 9 <i>Soils Map</i>	137
Figure 10 <i>TR36644 Site Photos</i>	138
Figure 11 <i>GEOTRACKER Site</i>	144
Figure 12 <i>ENVIROSTOR Site</i>	145
Figure 13 <i>County Flood Map</i>	146
Figure 14 <i>Sensitive Receptors Locations</i>	147
Figure 15 <i>RTA Route Map</i>	148

Tables

Table I-1 <i>Construction Phases</i>	12
Table 6-1 <i>Construction Duration</i>	30
Table 6-2 <i>Emissions Summary of Overall Construction (Without Mitigation)</i>	31
Table 6-3 <i>Emissions Summary of Overall Construction (With Mitigation)</i>	32
Table 6-4 <i>Maximum Daily Operational Emissions Summary – Summer and Winter Scenarios</i>	34
Table 6-5 <i>Maximum Daily Disturbed Acreage</i>	35
Table 6-6 <i>Localized Significance Summary Construction (Without Mitigation)</i>	36
Table 6-7 <i>Localized Significance Summary Construction (With Mitigation)</i>	36
Table 21-1 <i>Total Project Greenhouse Gas Emissions (Annual)</i>	62
Table 34-1 <i>Construction Reference Noise Levels</i>	87
Table 34-2 <i>Unmitigated Construction Equipment Noise Level Summary (dBA Leq)</i>	88
Table 34-3 <i>Construction Noise Level Compliance dBA Leq)</i>	88
Table 34-4 <i>Vibration Source Levels for Construction Equipment</i>	91
Table 34-5 <i>Construction Equipment Vibration Levels</i>	92
Table 43-1 <i>Proposed Project Trip Generation Summary</i>	103

APPENDICES See **Enclosed CD**

Appendix A: *Map My County.*

Appendix B1: *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis – Tentative Tract Map 36644, prepared by Principe and Associates, January 30, 2017.*

Appendix B2: *Nesting Season Survey Burrowing Owl (*Athene cunicularia hypugaea*) – Tentative Tract Map 36644, prepared by Principe and Associates, August 24, 2016.*

Appendix C: *Tentative Tract Map No. 36644 Air Quality Impact Analysis, prepared by Urban Crossroads, Inc., February 21, 2017.*

Appendix D1: *Cultural Resources Record Search for TR36644, prepared by Eastern Information Center, November 14, 2016.*

Appendix D2: *Assembly Bill 52 (AB 52) Formal Notification (TR36644, CZ07901), prepared by County of Riverside, March 31, 2016 to the Cahuilla Band of Indians, Morongo Cultural Heritage Program, Pechanga Cultural Resources Department, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, Colorado River Indian Tribes, and Agua Caliente Band of Cahuilla Indians.*

Appendix D3: *Pechanga Tribe Request for Consultation Pursuant to AB 52 for Tentative Tract Map No. 36644 and Change of Zone No. 7901, received from Pechanga Band of Luiseño Indians, July 25, 2016.*

Appendix E: *Tentative Tract Map No. 36644 11.9 Acre Site, APN No. 966-380-004, Anza Road, Riverside County, California, prepared by La Cresta Geotechnical Incorporated, February 28, 2017.*

Appendix F: *Tentative Tract Map No. 36644 Greenhouse Gas Analysis, prepared by Urban Crossroads, Inc., February 21, 2017 GHG Analysis.*

Appendix G: *Phase I Environmental Site Assessment of Vacant Undeveloped Property Assessor Parcel Number 966-380-004 Temecula, California 92592*, prepared by Earth Strata Geotechnical Services, October 29, 2016.

Appendix H1: *Preliminary Project Specific Water Quality Management Plan, Anza Butterfield TTM 36644*, prepared by K&A Engineering, Inc., June 2017.

Appendix H2: *Drainage Study for Tentative Tract Map No. 36644 in the County of Riverside*, prepared by K&A Engineering, Inc., November 2016.

Appendix I: *Tentative Tract Map No. 36644 Noise Impact Analysis*, prepared by Urban Crossroads, Inc., October 31, 2016.

Appendix J: *Tentative Tract Map No. 36644 Trip Generation Evaluation*, prepared by Urban Crossroads, Inc., September 30, 2016.

Appendix K: Rancho California Water District Letter dated January 28, 2016: *Water Availability Tentative Tract Map No. 36644, Parcel No. 1 of Parcel Map No. 18204, APN 966-380-004 (Anza Butterfield Road 34, LLC)*.

Appendix L: Eastern Municipal Water District Will Serve Letter dated January 14, 2016: *SAN53 – Will Serve TRACT MAP 36644 – APN: 966-380-004*.

Appendix M: E-mail correspondence on 2-16-17 with Ryan Ross, Principal Planner, Riverside County Department of Waste Resources.

List of Abbreviations and Acronyms

AAQS	Ambient Air Quality Standards
A.C.	Asphalt Concrete
ACOE	Army Corps of Engineers
AFY	Acre feet per year
ALUC	Airport Land Use Commission
AQ/GHG	Air Quality/Greenhouse Gas
AQMP	Air Quality Management Plan
ARB	Air Resource Board
BAAQMD	Bay Area Air Quality Management District
BACM	Best Available Control Measure
Basin	South Coast Air Basin
BMPs	Best Management Practices
BP	Business Park
C&D	Construction and Demolition
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emission Estimator Model
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resource Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
Cfs	Cubic feet per second
CH ₄	Methane
CIP	Capital Improvement Program
CIWMP	County Integrated Waste Management Plan
CLUP	French Valley Airport Comprehensive Land Use Plan
CMP	Congestion Management Program
CNEL	Critical Noise Equivalent Level
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ E	Carbon Dioxide Equivalent
CR	Commercial Retail
CRMP	Cultural Resources Management Plan
CSA	Community Service Area
CUP	Conditional Use Permit
CVC	California Vehicle Code
Cy	Cubic Yards
dBA	A-weighted decibel
DTSC	California Department of Toxic Substances Control
DIF	Development Impact Fees
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
EPD	Environmental Programs Division

ESA	Environmental Site Assessment
°F	Fahrenheit
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
FV ALUCP	French Valley Airport Land Use Compatibility Plan
GHG	Greenhouse Gas
GP	General Plan
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
HRA	Health Risk Assessment
I-15	Interstate 15
I-215	Interstate 215
I-P	Industrial Park
ITE	Institute of Transportation Engineers
kW	Kilowatt
LCA	Life-Cycle Analysis
Leq	Equivalent Continuous Level
lf	linear feet
LI	Light Industrial
LID	Low Impact Design
LOS	Level of Service
LST	Level of Significance Threshold
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
MTCO _{2e}	Metric Tons Carbon Dioxide Equivalent
MWDSC	Metropolitan Water District of Southern California
NAAQS	National Ambient Air Quality Standards
NOA	Naturally Occurring Asbestos
NO _x	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
NR	Noise Reduction
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
RCP	Reinforced Concrete Pipe
PM _{2.5}	Particulate Matter – 2.5 micrometers or less
PM ₁₀	Particulate Matter – 10 micrometers or less
PPV	Peak Particle Velocity
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RCTC	Riverside County Transportation Commission
RCWD	Rancho California Water District
ROW	Right-of-Way

RTA	Riverside Transit Agency
RWCF	Regional Water Reclamation Facilities
SABER	Safeguard Artifacts Being Excavated in Riverside County
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SMGB	State Mining and Geology Board
SoCAB	South Coast Air Basin
SO ₂	Sulphur Dioxide
SO _x	Sulphur Oxides
sq. ft.	Square Feet
SR79 North	Winchester Road
SR79S	State Route 79 South
SRA	Source Receptor Area
STC	Sound Transmission Class
SWAP	Southwest Area Plan
SWFP	Solid Waste Facility Permit
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TCP	Traffic Control Plan
Tpd	Tons per day
Tpw	Tons per week
TUMF	Transportation Uniform Mitigation Fee
TVUSD	Temecula Valley Unified School District
USGS	U.S. Geology Survey
USFW	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VOCs	Volatile Organic Compounds
WDR	Waste Discharge Requirement
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42878

Project Case Type (s) and Number(s): Change of Zone No. 07901 and Tentative Tract Map No. 36644

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: David Alvarez, Contract Planner

Telephone Number: 951.955.5719

Applicant's Name: Neil Gascon

Applicant's Address: 33175 Temecula Parkway Suite A-533, Temecula, CA 92592

NOTE:

**ALL FIGURES ARE CONTAINED IN SECTION IX
(NOT IMMEDIATELY FOLLOWING THEIR REFERENCE IN THE TEXT)**

I. PROJECT INFORMATION.

Project Description:

Overview

Tentative Tract Map No. 36644 proposes to develop 35 single-family dwellings on approximately 12.9 gross acres of land located north of Anza Road, east of El Chimisal Road, west of Butterfield Stage Road, and south of Starpoint Street (APN 966-380-004). Reference **Figure 1, Regional Location Map**, **Figure 2, Vicinity Map**, and **Figure 3, Aerial Photo**.

Change of Zone No. 07901

Change of Zone No. 07901 (CZ07901) proposes to change the current zoning classification from Residential Agricultural 5-acre minimum (R-A-5) to One-Family Dwelling (R-1). The General Plan Land Use Plan designations of the site is Community Development: Medium Density Residential (CD:MDR). The Change of Zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan.

Tentative Tract Map No. 36644

Tentative Tract Map No. 36644 (TR36644) is a Schedule "A" subdivision, pursuant to Ordinance No. 460, *Regulating the Division of Land of the County of Riverside* (Ordinance No. 460). TR36644 will create a residential subdivision on approximately 12.9 gross acres of land, and includes the following:

- 35 single-family residential lots;
- 1 1.8 acre open space/water quality lot which includes 0.06 acres of recreational turf (Lot 36);
- 2 sewer conveyance lots; and
- 2 internal streets:
 - "A" Street; and
 - "B" Street;

Reference **Figure 4, Tentative Tract Map No. 36644** and **Figure 5, TR36644 Landscape Plan**.

Circulation

The proposed Project will take access off Anza Road, located to the south of the Project site, onto "A" Street. "A" Street, along with "B" Street will provide access into the entire site. The Project will construct roadway improvements as reflected in **Figure 6a, TR36644 Off-Site Access Exhibit** and **Figure 6b, TR36644 Project Roadway Improvements**. These improvements include the following, and will tie into existing Anza Road and Rio Linda Road:

Anza Road (Primary Access) – West of Project Site

- 350 linear feet (lf)
- 60' right-of-way (existing)
- 32' asphalt concrete

Anza Road (Secondary Access) – East of Project Site

- 800 lf
- 60' right-of-way (existing)
- 32' graded section
- 24' aggregate base

Rio Linda Road (Secondary Access) – North of Anza Road

- 800 lf
- 60' right-of-way (existing)
- 32' graded section
- 24' aggregate base

As observed on **Figure 3, Aerial Photo**, both the westerly and easterly/northerly extensions of these roadway improvements will be within an area that has been previously disturbed by vehicular traffic.

The Southwest Area Plan (reference Figure 7, *Southwest Area Plan Circulation*, p. 52) classifies Anza Road as a "Major Highway." A "Major Highway" has a 118-foot right-of-way (ROW), which includes, at buildout, 76 feet of pavement, and two (2) 21-foot wide parkways. Within the 76 feet of pavement, there will be room for bike lanes on each side of the roadway, and 2 travel lanes on either side of a 12-foot wide painted median. A five-foot wide meandering sidewalk will be constructed within the 21-foot wide parkway. The Project will be responsible for constructing half-width, plus an additional 12 feet of pavement along the Project's Anza Road frontage. Reference **Figure 6b, TR36644 Anza Road**.

Both Streets "A" and "B" are classified as local streets with a 56-foot ROW. This ROW includes 5-foot non-curb adjacent sidewalks, with five (5) feet of curb adjacent landscaping on both sides of the street. Parking is also provided on both sides of the street. Reference **Figure 7, TR36644 Streets "A" and "B"**.

Drainage / Hydrology / Water Quality

The proposed Project will install new storm water treatment facilities, including: new storm drains, two (2) catch basins, and one (1) water quality basin located at the northern portion of the Project site. A 15-foot wide service road has been provided for on-going maintenance of the water quality basin. Structural and occupancy source measures shall consist of the following low impact design (LID) practices:

- Conservation design;
- Runoff conveyance;
- Roof downspout connections;

- Efficient/low impact landscaping;
- Non stormwater discharges;
- Street trees and parkway; and
- Landscape and irrigation system.

All These facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. Please reference **Figure 8, TR36644 WQMP BMPs Site Plan**.

Sewer and Water Facilities

The proposed Project will tie into existing water Rancho California Water District (RCWD) facilities. An existing 36-inch water line is located along Anza Road, as well as an 18-inch reclaimed water line. Wastewater treatment will be handled by Eastern Municipal Water District (EMWD). The Project will extend a sewer line through Tract 34676, located directly to the west of the Project site, to the point of connection. Two (2) sewer easements will be required across residential Lots 11 and 15. Surface maintenance will be performed by the respective future Homeowners. If Tract 34676 is developed before TR36644, it will need to extend sewer and TR36644 will connect to these extensions. Reference **Figure 4, Tentative Tract Map No. 36644**.

Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Eastern Municipal Water District
- Cable: Time Warner Cable
- Gas: Southern California Gas
- Telephone: Verizon
- School: Temecula Valley Unified School District

Reference **Figure 4, Tentative Tract Map No. 36644**, and *Map My County (Appendix A)*.

Construction Scenario

The Project is expected to begin construction in 2017 and take approximately one year to complete. The phases of the construction activities and the equipment fleet are contained in **Table I-1, Construction Phases**, below:

**Table I-1
Construction Phases**

Activity	Equipment	Number	Hours Per Day
Site Preparation	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading	Excavators	2	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Crawler Tractors	2	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Paving	Paving Equipment	2	8
	Rollers	2	8
	Pavers	2	8
Architectural Coating	Air Compressors	1	8

Reference *Tentative Tract Map No. 36644 Air Quality Impact Analysis*, prepared by Urban Crossroads, Inc., October 5, 2016 (AQ impact Analysis, **Appendix B**).

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

II. Total Project Area:

Residential Acres: 12.9	Lots: 36	Units: 35	Projected No. of Residents: 107
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:			

III. Assessor's Parcel No(s): 966-380-004.

IV. Street References: North of Anza Road, east of El Chimisal Road, west of Butterfield Stage Road, and south of Starpoint Street.

V. Section, Township & Range Description or reference/attach a Legal Description.

- Section 23,
- Township 8 South, and
- Range 2 West.

VI. Brief description of the existing environmental setting of the Project site and its surroundings:

According to the *MSHCP Consistency Analysis, Appendix B1*, the Project Site consists of one vacant parcel with the surrounding vicinity being primarily single-family residences and vacant land.

The Project site's physical setting was researched employing a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad) Map relevant to the Project site. The USGS 7.5 Minute Quad Map has an approximate scale of 1 inch to 24,000 feet, and shows physical features such as wetlands, roadways, mines, and buildings. The USGS 7.5 Minute Quad Map was used as the Standard Physical Setting Source, and is sufficient as a single reference.

The Pechanga, California Quad Map, shows no physical features that are likely to environmentally impact the Project site. The Project site is identified as a rural undeveloped, triangular property. No mines, aboveground storage tanks, or wetlands were depicted in the immediate area of the Project site. The elevation of the Project site is approximately 1,336 feet above mean sea level with a gentle topographic gradient to the northeast (USGS Bachelor Mountain 7.5' Quadrangle).

Topography on the Project site is dominated by a prominent hill to the north. The hilltop occupies approximately 20% of the northerly corner of the Project site, and has an elevation of 1,380 feet. It slopes steeply downward to the east and west into flat-lying areas at elevations of 1,340 feet and less. By contrast, it slopes gently downward to the north to form a ridge-like landform. The ridgeline is preset along the entire west property line, with elevations ranging from 1,360 to 1,320 feet. Relatively flat-lying rolling terrain is present in the eastern and central portions of the site, where the topography slopes downward in a south to north direction. The site is not rocky, nor rock strewn. Elevations vary from approximately 1,292 feet above Mean Sea Level (MSL) located within the northern portion to approximately 1,387 feet MSL at the hilltop pad located at the southwestern corner of the Project site. When graded, the Project will range in elevation from 1,293 feet in the within the northern portion to approximately 1,345 feet at the southwestern corner of the Project site, a difference of 52 feet.

Review of the "Soil Survey of Western Riverside Area, California" revealed that the surficial soils at the site are included in the Cajalco-Temescal-Las Posas Association (Soils of the Southern California Coastal Plain). Within this association, three soil types were previously mapped on the site (reference **Figure 9, Soils Map**):

- GzG – Gullied land
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- RmE3 - Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded

As shown on the USGS Topographic Map, 7.5 Minute Series, Pechanga, California Quadrangle, natural watercourses of any kind are not present on the Project site (e.g., perennial or intermittent blue-line streams, ephemeral drainages, historical drainages, etc.). Drainage on the site is then by gravity flow. Storm water flows down the hillsides toward the low-lying terrain located in the northeast corner of the site. Other kinds of aquatic features are also not present on the Project site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

The Project site has never been developed and was used primarily for agriculture up until the late 1980's. No dry cleaners, gasoline stations, major landfills, military bases, or heavy industrial businesses were identified on the Project site. Currently the Project site is vacant and undeveloped.

The Project site, like the rest of Southern California, is located within a seismically active region near the active margin between the North American and Pacific tectonic plates. The principal source of seismic activity is movement along the northwest-trending regional faults such as the San Andreas, San Jacinto and Elsinore fault zones. These fault systems are estimated to produce up to approximately 55 millimeters of slip per year between the plates.

By definition of the State Mining and Geology Board, an active fault is one, which has had surface displacement within the Holocene Epoch (roughly the last 1,000 years). This definition is used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazards Zones Act of 1972 and as revised in 1994 and 1997 as the Alquist-Priolo Earthquake Fault Zoning Act and Earthquake Fault Zones. The intent of the act is to require fault investigations on sites located within Special Studies Zones to preclude new construction of certain habitable structures across the trace of active faults.

The Project site is not located within an Earthquake Fault Hazard Zone. The Project site could; however, be subjected to significant shaking in the event of a major earthquake on the Elsinore Fault or other nearby regional faults. Structures for the Project site should be constructed in accordance with current Uniform Building Code (UBC) seismic codes and local ordinances.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS.

I. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan.

The Project site's existing General Plan Land Use designation is Community Development: Medium Density Residential (CD:MDR). The proposed Project is consistent with the existing General Plan Land Use Plan designation of MDR. The current zoning classification for the Project site is R-A-5. Change of Zone 07901 (CZ 07901) would change this designation from R-A-5 to R-1. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. The proposed Project meets all other applicable land use policies of the General Plan.

2. **Circulation:** The proposed Project will add overall trips to the area. The Department of Transportation has reviewed the project submitted for this Project and determined that required levels of service can be maintained. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed Project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not located in a flood zone. The proposed Project is in an area designated as having low potential for liquefaction and susceptible to subsidence. The Project is within a very high fire hazard area. The Project is not located within an Alquist-Priolo or County Fault Zone. The proposed Project meets all other applicable Safety element policies.
5. **Noise:** The proposed Project will permanently increase the ambient noise levels in the project vicinity above levels existing without the Project. However, the Project is for a residential development and noise levels associated with the proposed Project are not anticipated to be substantial. The proposed Project meets all other applicable Noise element policies.
6. **Housing:** The proposed Project shall create 35 residential lots. The proposed Project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies.

II. **General Plan Area Plan(s):** Southwest Area Plan (SWAP).

III. **Foundation Component(s):** Community Development.

IV. **Land Use Designation(s):** Medium Density Residential (MDR).

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

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

VII. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area.
2. **Foundation Component(s):** Community Development.
3. **Land Use Designation(s):** Medium Density Residential (MDR).
4. **Overlay(s), if any:** N/A.
5. **Policy Area(s), if any:** N/A.

VIII. 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.

IX. Existing Zoning: Residential Agricultural, 5-acre minimum parcel size (R-A-5).

X. Proposed Zoning, if any: One Family Dwelling (R-1).

XI. Adjacent and Surrounding Zoning:

- **North:** One-Family Dwelling 18,000 square foot minimum (R-1-18000) and One-Family Dwelling 12,000 square foot minimum (R-1-12000)
- **South:** One Family Dwelling (R-1)
- **East:** One Family Dwelling (R-1)
- **West:** One Family Dwelling (R-1)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

Signature	Date
Dave Alvarez	For Charissa Leach, P.E., Assistant TLMA Director
Printed Name	

V. ENVIRONMENTAL ISSUES ASSESSMENT.

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

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

Source(s): Southwest Area Plan (SWAP); - SWAP Figure 9, *Southwest Area Plan Scenic Highways*; and **Figure 10, TR36644 Site Photos.**

Findings of Fact:

a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

No Impact

The Project site is located in the Southwest Area Plan (SWAP). According to the Figure 9, *Southwest Area Plan Scenic Highways* of the SWAP:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are County Eligible Scenic Highways;
- Interstate 15 (I-15) is designated as a State Eligible Scenic Highway; and
- Winchester Road is classified as “Not Designated.”

The Project site is located approximately 12.0 miles from I-215, 4.6 miles from I-15, 1.36 miles from SR79S, and 9.0 miles from Winchester Road, at their closest points. The Project site is located north of Anza Road, east of El Chimisal Road, west of Butterfield Stage Road, and south of Starpoint Street (APN 966-380-004). Based on the distances from the two (2) County Eligible Scenic Highways (I-215 and SR79S) and the one (1) State Eligible Scenic Highway (I-15), implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

- b) *Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?*

No Impact

Site Photographs, acquired on February 15, 2017, were utilized for the analysis for Sections 1.a-b.

Based on a field reconnaissance of the Project site on February 17, 2017 by Matthew Fagan, and a review of the Site Photographs, it was determined that from a visual standpoint the following vantage points to the Project site shall be considered for evaluation in this analysis.

Vantage Points No. 1 – Northwest and North

The Site Photographs for Vantage Points No. 1 (Site Photographs 1 and 2) were taken from the southwesterly corner of the Project site, from the Anza Road right-of-way (ROW), facing northwest and facing north, respectively. Site Photographs 1 and 2 shows the vacant Project site in the foreground, the vacant Project site in the middle ground and the Project site and an existing residence (left side) in the background. There is a hill on the Project site; however, this is not considered a significant landform. There are no significant landforms visible from Site Photographs 1 or 2. The overall visual setting shown in Site Photographs 1 and 2 are that of a vacant parcel similar that which currently surrounds the Project site to the north, and are proposed to the west, east and south.

Vantage Points No. 2 – East and Southeast

The Site Photographs for Vantage Points No. 2 (Site Photographs 3 and 4) were taken from the Anza Road ROW, facing east and facing southeast, respectively. Site Photograph 3 shows Anza Road (dirt), RCWD facilities in the foreground, Southern California Edison (SCE) power poles, and the vacant Project site in the middle ground, and in the background. The Santa Rosa Mountains are faintly visible in the background. There are no significant landforms visible from Site Photograph 3. The overall visual setting shown in Site Photograph 3 is that of a vacant parcel that will ultimately be developed with MDR use(s) similar that which currently surrounds the Project site to the north, and are proposed to the west, east and south.

Site Photograph 4 shows a view from the Anza Road ROW, facing southeast. Site Photograph 3 shows Anza Road (dirt), a vacant parcel and SCE power poles in the foreground, a vacant Project site in the middle ground, and hills in the background. There are no significant landforms visible from Site Photograph 3. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 4 is that of a vacant parcel similar that which currently surrounds the Project site to the north, and are proposed to the west and east.

Vantage Points No. 3 – South and Southwest

The Site Photograph for Vantage Points No. 3 (Site Photographs 5 and 6) were taken from the Anza Road ROW, facing south and facing southeast, respectively. Site Photograph 5 shows Anza Road (dirt), vacant land, RCWD facilities, and SCE power poles, in the foreground, SCE power poles, and the vacant Project site in the middle ground, and distant hills (at the Santa Margarita River confluence) are faintly visible in the background. The overall visual setting shown in Site Photograph 5 is that of a vacant land similar that which currently surrounds the Project site with very distant hills in the background.

Site Photograph 6 shows Anza Road (dirt), vacant land, RCWD facilities, and SCE power poles in the foreground, SCE power poles, vacant land (including the Project site) in the middle ground,

single-family residential development, and distant hills (at the Santa Margarita River confluence) are faintly visible in the background. The overall visual setting shown in Site Photograph 5 is that of a vacant land similar that which currently surrounds the Project site with very distant hills in the background.

Vantage Points No. 4 – West and East

The photograph for Vantage Points No. 4 (Site Photographs 7 and 8) was taken from the southeasterly corner of the Project site, from the Anza Road ROW, facing west and facing east, respectively. Site Photograph 6 shows Anza Road (dirt), vacant land, and SCE power poles in the foreground, SCE power poles, vacant land (including the Project site) and single-family residential development in the middle ground, and background. The overall visual setting shown in Site Photograph 6 is that of a vacant land (including the Project site) similar that which currently surrounds the Project site.

Site Photograph 8 shows Anza Road (dirt), and vacant land in the foreground, SCE power poles, vacant land (including the Project site) and single-family residential development in the middle ground, and background. The overall visual setting shown in Site Photograph 7 is that of a vacant land (including the Project site) similar that which currently surrounds the Project site.

The Site Photographs show, there are no unique or landmark features located onsite within the Project site boundaries. There are no landscape features that distinguish the Project site from the surrounding industrial uses or vacant lands. The proposed Project will remove the Project site from a vacant, undisturbed land to a graded, manufactured parcel that will be developed with residential uses similar to that which currently surrounds the Project site. Based on the lack of any intrinsic onsite scenic resources, the proposed Project will not cause substantial Project specific damage to any such resources. Therefore, implementation of the Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.

The Project site is located within the unincorporated area of Riverside County. The existing character of the Project environs represents a developing suburban development pattern. The proposed Project has limited long-range views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. The proposed Project will not obstruct any prominent vistas, or result in the creation of an aesthetically offensive site open to public view.

The Project site does not contain any scenic resources, including, but not limited to: trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory.				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): SWAP Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p. 44); *Map My County, Appendix A*; and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

Findings of Fact:

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

Less Than Significant Impact

The Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 defines Zone B as the circular ring area defined by two circles, one forty-five (45) miles in radius centered on Palomar Observatory, and the other the perimeter of Zone A. (Zone A is the circular area fifteen (15) miles in radius centered on Palomar Observatory.) The Project site is located approximately 13.6 miles northwest from the Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

These are typical standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Outdoor lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): SWAP Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p. 44); Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution); Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); **Figure 3, Aerial Photo**; and **Figure 4, Tentative Tract Map No. 36644**.

Findings of Fact:

- a) *Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact

Currently, there are no light sources at the Project site. New lighting sources will be created from additional sources of light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. Workers either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. These impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the addition of residential units, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include: house lights, street lights, wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in the Mt. Palomar Observatory (a), above. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval (50.TRANS.8 (MAP LIGHTING PLAN) and 50.PLANNING.19 (MAP – ECS NOTE MT PALOMAR LIGHTING)) that requires lighting restrictions. These are standard conditions, and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, Ordinance No. 915, and conditions of approval, any impacts are expected to be less than significant from implementation of the Project. No mitigation will be required.

- b) *Would the Project expose residential property to unacceptable light levels?*

Less Than Significant Impact

There are residences located immediately to the north of the Project. Per approved TR34676 and TR32227, single-family residences are planned to the west and east; however, they have not been constructed at this time. As discussed in Section 3.a., above, construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once inhabited, conformance with Ordinance No. 655, and Ordinance No. 915, will ensure that any impacts are expected to be less than significant from implementation of the Project.

Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County, Appendix A; Figure 3, Aerial Photo; General Plan, Multipurpose Open Space Element, Figure OS-2, "Agricultural Resources" (p. OS-17); and Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof).*

Findings of Fact:

a) *Would the Project 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?*

No Impact

The proposed Project site is designated as Farmland of Local Importance, Other Lands, and Urban-Built Up Land. The Project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use. The County of Riverside utilizes the FMMP for the "Farmland" portion in *Map My County*.

Since the Project site does not have any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) no impacts are anticipated. No mitigation is required.

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

No Impact

According to *Map My County*, the proposed Project is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts are anticipated. No mitigation is required.

- c) *Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?*

No Impact

Land zoned for "primarily agricultural purposes" means any land lying within any one of the following zone classification established by the Riverside County Land Use Ordinance, Ordinance No. 348:

- A-1 Zone (Light Agriculture)
- A-P Zone (Light Agriculture with Poultry)
- A-2 Zone (Heavy Agriculture)
- A-D Zone (Agriculture-Dairy)
- C/V Zone (Citrus/Vineyard)

The zoning classification on the Project is Residential Agricultural, 5-acre minimum (R-A-5) and is proposed to be modified to One Family Dwelling (R-1). The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan.

The zoning classifications surrounding the Project are:

- **North:** One-Family Dwelling 18,000 square foot minimum (R-1-18000) and One-Family Dwelling 12,000 square foot minimum (R-1-12000)
- **South:** One Family Dwelling (R-1)
- **East:** One Family Dwelling (R-1)
- **West:** One Family Dwelling (R-1)

There are no agriculturally zoned properties (A-1, A-P, A-2, A-D, or C/V) within 300 feet from the Project site. Therefore, implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, since no agricultural uses are located in immediate proximity of the Project site. No impacts are anticipated. No mitigation is required.

- d) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

No Impact

Due to the proximity of existing, emerging, and planned urban patterns in the Project vicinity, the environment has been undergoing a steady transformation away from agricultural uses.

Therefore, implementation of the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, since no agricultural uses are located in immediate proximity of the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County, Appendix A; Figure 3, Aerial Photo*; Project Site Visit – February 17, 2017 by Matthew Fagan; *General Plan, Multipurpose Open Space Element, Figure OS-3a, “Forestry Resources Western Riverside County”* (p. OS-25); and *MSHCP Consistency Analysis, Appendix B1*.

Findings of Fact:

a) *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?*

No Impact

The zoning classification for the Project site is Residential Agricultural, 5-acre minimum (R-A-5) and is proposed to be modified to One Family Dwelling (R-1). The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan.

The surrounding zoning classifications are:

- **North:** One-Family Dwelling 18,000 square foot minimum (R-1-18000) and One-Family Dwelling 12,000 square foot minimum (R-1-12000)
- **South:** One Family Dwelling (R-1)
- **East:** One Family Dwelling (R-1)
- **West:** One Family Dwelling (R-1)

None of these zoning classifications pertain to forest land, timberland, or timberland zoned Timberland Production. Therefore, implementation of the proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts are anticipated. No mitigation is required.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact

As referenced in Section 5.a, above, there are no zoning classifications pertain to forest land, timberland, or timberland zoned Timberland Production. The Vegetation Association present has

been described as Coastal Sage Scrub (5.09 acres) and Grasslands (6.85 acres) Grasslands. Riversidean sage scrub has historically been confined to the hill and ridgeline located in the western portion of the Project. It is growing under disturbed conditions, and is only continuous and contiguous with 3.2 acres of similar resource growing west of the Project. Growth form varies from dense to open. Invasive, non-native grasses have succeeded into the previously disturbed open areas. Approximately 2.0 acres of sage scrub was disced during weed abatement activities conducted after September 2016.

The Grasslands Vegetation Subassociation growing is Non-native grasslands. Non-native grasslands are primarily composed of annual grass species introduced from the Mediterranean basin and other Mediterranean-climate regions with variable presence of non-native and native herbaceous species. There are no forest lands on the Project site. Therefore, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

- c) *Would the Project 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?*

No Impact

Please see the responses to Sections 5.a, and 5.b, above. There are no forest resources on-site, or in proximity of the Project site.

Therefore, implementation of 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, since no forest uses are located in immediate proximity of the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Tentative Tract Map No. 36644 Air Quality Impact Analysis*, prepared by Urban Crossroads, Inc., February 21, 2017 (*AQ Impact Analysis, Appendix C*); **Figure 3, Aerial Photo**; and **Figure 4, Tentative Tract Map No. 36644.**

Findings of Fact:

a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact

The Project is located in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone (O₃), coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5})). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health (An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant).

In order to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the SCAQMD has adopted the 2012 Air Quality Management Plan (2012 AQMP). The 2012 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2012 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the United States Environmental Protection Agency (EPA). The 2012 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy (2012 RTP), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.)

In December 2016, the AQMD released the draft Final 2016 AQMP (Draft 2016 AQMP) for public review. The Draft 2016 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as, explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2012 AQMP, the Draft 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 RTP. As the Draft 2016 AQMP has not been formally adopted by the AQMD, the Project's consistency with the AQMP will be determined using the 2012 AQMP, discussed below.

Criteria for determining consistency with the AQMP are defined by the following indicators:

Consistency Criterion No. 1

- The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Construction Impacts

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if LSTs were exceeded. The Project's localized construction and operational emissions would not exceed thresholds.

Therefore, the Project is determined to be consistent with Consistency Criterion No. 1.

Consistency Criterion No. 2

- The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

Overview

The 2012 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the County of Riverside General Plan is considered to be consistent with the AQMP (in the case of this Project, the 2012 AQMP).

Operational Impacts

The General Plan currently designates the Project site as "Medium Density Residential (MDR)". MDR land uses allow for detached single-family detached and attached residential dwelling units with a density ranging from 2 dwelling unit per acre to 5 dwelling unit per acre. Limited animal keeping and agriculture is permitted. The Project proposes to construct 35 single family detached residential units with a density of 2.7 dwelling units per acre, which is consistent with the General Plan Land Use Plan designation. Since the Project is consistent with the General Plan, it would not potentially exceed growth projections.

On the basis of the preceding discussion, the Project is determined to be consistent with the second criterion.

The Project would not result in or cause NAAQS or CAAQS violations. The proposed Project is consistent with the land use and growth intensities reflected in the adopted General Plan. Furthermore, the Project would not exceed any applicable regional or local thresholds. As such, the Project is therefore considered to be consistent with the AQMP. No impacts are anticipated. No mitigation is required.

- b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant Impact with Mitigation Incorporated

State and federal air quality standards are often exceeded in many parts of the SoCAB. Please reference *AQ Impact Analysis (Appendix C)*, for a description of current background air quality, thresholds of significance, and health impacts. A discussion of the Project's potential short-term construction-period and long-term operational-period air quality impacts is provided below.

Construction Emissions

Construction activities associated with the Project will result in emissions of CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation;
- Grading;
- Building Construction;
- Paving;
- Architectural Coating; and
- Construction Workers Commuting.

May 2017 Construction duration by phase is shown on **Table 6-1, Construction Duration**, below. The duration of construction activity was estimated based on California Emission Estimator Model (CalEEMod) defaults, past project experience, and a 2018 opening year. It should be noted that residential developments typically construct a limited number of residential units at a single time rather than constructing all units simultaneously. As a conservative measure, the duration of architectural coatings has been doubled to reflect the elongated schedule resulting from building the residential developments in batches. The construction schedule utilized in the analysis, shown in **Table 6-1**, represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.¹

**Table 6-1
Construction Duration**

Phase Name	Start Date	End Date	Days
Site Preparation	05/01/2017	05/12/2017	10
Grading	05/13/2017	06/23/2017	30
Building Construction	06/24/2017	08/17/2018	300
Architectural Coating	08/18/2018	09/14/2018	20
Paving	09/15/2018	11/09/2018	40

The detailed summary of construction equipment, shown on **Table I-1, Construction Phases**, (see Project Description), was estimated based on CalEEMod model defaults and past project experience. Site-specific construction fleet may vary due to specific project needs at the time of construction. The duration of construction activity and associated equipment both represent a reasonable approximation of the expected construction fleet as required per CEQA guidelines. Please refer to specific detailed modeling inputs/outputs contained in Appendix 3.2 of the *AQ Impact Analysis*.

¹ As shown in the California Emissions Estimator Model (CalEEMod) User's Guide Version 2013.2, Table 3.4 "OFFROAD Equipment Emission Factors" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod model was utilized to calculate fugitive dust emissions resulting from this phase of activity, including approximately 58,747 cubic yards of soil export. The Project site is currently vacant; therefore, no demolition is required.

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on information CalEEMod model defaults.

Construction Emissions Summary

The SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to:

- Rule 1113 (Architectural Coatings);
- Rule 431.2 (Low Sulfur Fuel);
- Rule 403 (Fugitive Dust); and
- Rule 1186 / 1186.1 (Street Sweepers).

Notwithstanding, credit for Best Available Control Measures (BACMs) AQ-1 (Rule 1113) and AQ-2 (Rule 403) have been taken.

The estimated maximum daily construction emissions without mitigation are summarized on **Table 6-2, Emissions Summary of Overall Construction (Without Mitigation)**, below. Detailed construction model outputs are presented in Appendix 3.1 of the *AQ Impact Analysis*. Under the assumed scenarios, emissions resulting from the Project construction would exceed numerical thresholds established by the SCAQMD for emissions of NO_x.

**Table 6-2
Emissions Summary of Overall Construction (Without Mitigation)**

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2017	8.40	154.14	50.61	0.27	12.11	7.03
2018	25.26	29.45	23.68	0.05	2.79	1.85
Maximum Daily Emissions	25.26	154.14	50.61	0.27	12.11	7.03
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	YES	NO	NO	NO	NO

The estimated maximum daily construction emissions with mitigation are summarized on **Table 6-3, Emissions Summary of Overall Construction (With Mitigation)**, below. Detailed construction model outputs are presented in Appendix 3.1 of the *AQ Impact Analysis*. **Mitigation Measure AQ-1 (MM AQ-1)**, below, is recommended to reduce the severity of the impacts. After implementation of **MM AQ-1**, Project construction-source emissions will be less than significant.

MM AQ-1: During site preparation and grading activity, all crawler tractors, excavators, and graders shall be CARB certified tier 3 or higher; all rubber tired dozers and scrapers shall be CARB certified tier 4 or higher.

**Table 6-3
Emissions Summary of Overall Construction (With Mitigation)**

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2017	4.01	91.34	48.23	0.26	9.49	4.54
2018	25.26	29.45	23.68	0.05	2.79	1.85
Maximum Daily Emissions	25.26	91.34	48.23	0.26	9.49	4.54
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational Emissions

Operational activities associated with the proposed Project will result in emissions of VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources:

- Area Source Emissions;
- Energy Source Emissions; and
- Mobile Source Emissions.

Area Source Emissions

1. Architectural Coatings

Over a period of time the buildings that are part of this Project will be subject to emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of Project maintenance. The emissions associated with architectural coatings were calculated using the CalEEMod model.

2. Consumer Products

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants. The emissions associated with use of consumer products were calculated based on defaults provided within the CalEEMod model.

3. Hearths/Fireplaces

The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in the CalEEMod model. The Project is required to comply with *SCAQMD Rule 445*, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the Project is required to comply with *SCAQMD Rule 445*, the removal of wood burning stoves and fireplaces is not considered "mitigation" although it must be identified as such in CalEEMod in order to treat the case appropriately.

4. Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. The emissions associated with landscape maintenance equipment were calculated based on assumptions provided in the CalEEMod model.

Energy Source Emissions - Combustion Emissions Associated with Natural Gas and Electricity

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are permitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the Project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity is generally excluded from the evaluation of significance and only natural gas use is considered. The emissions associated with natural gas use were calculated using the CalEEMod.

Mobile Source Emissions – Vehicles

Project operational (vehicular) impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the vicinity of the Project. The Project related operational air quality impacts derive primarily from vehicle trips generated by the Project. Trip characteristics available from *Tentative Tract Map No. 36644 Trip Generation Evaluation (Appendix J)* were utilized in the analysis.

Operational Emissions Summary

The estimated operation-source emissions are summarized on **Table 6-4, Maximum Daily Operational Emissions Summary – Summer and Winter Scenarios**, below. Detailed operation model outputs are presented in Appendix 3.2 of *AQ Impact Analysis*. Emissions resulting from the Project operations would not exceed the numerical thresholds established by the SCAQMD for any criteria pollutant (VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}). Impacts are considered less than significant. No mitigation is required.

**Table 6-4
Maximum Daily Operational Emissions Summary – Summer and Winter Scenarios**

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	3.55	0.61	3.16	3.86E-03	0.06	0.06
Energy Source	0.03	0.25	0.11	1.60E-03	0.02	0.02
Mobile Source	0.91	6.22	11.07	0.04	2.57	0.72
Total Maximum Daily Emissions	4.49	7.08	14.34	0.05	2.65	0.80
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	3.55	0.61	3.16	3.86E-03	0.06	0.06
Energy Source	0.03	0.25	0.11	1.60E-03	0.02	0.02
Mobile Source	0.78	6.27	9.58	0.03	2.57	0.72
Total Maximum Daily Emissions	4.36	7.13	12.85	0.04	2.65	0.80
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Localized Significance Thresholds (LSTs)

Construction Activity

Table 6-5, Maximum Daily Disturbed Acreage, below, is used to determine the maximum daily disturbed-acreage for purposes of modeling localized emissions. As shown, the proposed Project could actively disturb approximately 3.5 acres per day during the site preparation and 4.0 acres per day during the grading phase of construction.

**Table 6-5
Maximum Daily Disturbed Acreage**

Construction Phase	Equipment Type	Equipment Quantity	Acres graded per 8-hour day	Operating Hours per Day	Acres graded per day
Site Preparation	Rubber Tired Dozers	3	0.5	8	1.5
	Crawler Tractors	4	0.5	8	2
	Graders	0	0.5	8	0
	Scrapers	0	1	8	0
Total acres graded per day during Site Preparation					3.5
Construction Phase	Equipment Type	Equipment Quantity	Acres graded per 8-hour day	Operating Hours per Day	Acres graded per day
Grading	Rubber Tired Dozers	1	0.5	8	0.5
	Crawler Tractors	2	0.5	8	1
	Graders	1	0.5	8	0.5
	Scrapers	2	1	8	2
Total acres graded per day during Grading					4.0

Sensitive Receptors

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as “sensitive receptors.”

The nearest sensitive receptor is the residential community located immediately adjacent northwest of the Project site. LSTs for receptors located at 25 meters (approximately 82 feet) were utilized in the *AQ Impact Analysis*. According to the *AQ Impact Analysis*, it is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located at 25 meters (27).

Construction-Source Emissions LST Analysis

Since the total acreage disturbed is less than five acres per day for both the site preparation phase and the grading phase, the SCAQMD’s screening look-up tables are utilized in determining impacts. It should be noted that since the look-up tables identifies thresholds at only 1 acre, 2 acres, and 5 acres, linear regression has been utilized, consistent with SCAQMD guidance, in order to interpolate the threshold values for the other disturbed acreage not identified. As previously noted, a 25-meter (approximately 82 feet) receptor distance is utilized to determine the LSTs for emissions of CO, NO₂, PM₁₀, and PM_{2.5}.

Impacts without Mitigation

Table 6-6, *Localized Significance Summary Construction (Without Mitigation)*, below, identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Without mitigation, localized construction emissions would exceed the applicable SCAQMD LSTs for

emissions of PM₁₀ and PM_{2.5}. Outputs from the model runs for construction LSTs are provided in Appendix 3.3 of the AQ Impact Analysis.

**Table 6-6
Localized Significance Summary Construction (Without Mitigation)**

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	77.14	25.08	10.42	6.98
SCAQMD Localized Threshold	303	1,533	10	6
Threshold Exceeded?	NO	NO	YES	YES

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	80.37	39.60	7.21	4.52
SCAQMD Localized Threshold	325	1,677	11	7
Threshold Exceeded?	NO	NO	NO	NO

Impacts Mitigation

Table 6-7, Localized Significance Summary Construction (With Mitigation), below, identifies the localized impacts at the nearest receptor location in the vicinity of the Project. **MM AQ-1** reads:

“During site preparation and grading activity, all crawler tractors, excavators, and graders shall be CARB certified tier 3 or higher; all rubber tired dozers and scrapers shall be CARB certified tier 4 or higher.”

MM AQ-1 is recommended to reduce overall Project impacts. Emissions of PM₁₀, and PM_{2.5} exceed thresholds when unmitigated. Emissions of CO, and NO_x do not exceed thresholds when unmitigated. After implementation of MM AQ-1, construction emissions would not exceed the applicable SCAQMD LSTs for any criteria pollutant, impacts would be reduced to a less than significant level.

**Table 6-7
Localized Significance Summary Construction (With Mitigation)**

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	16.28	28.22	7.65	4.48
SCAQMD Localized Threshold	303	1,533	10	6
Threshold Exceeded?	NO	NO	NO	NO

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	17.58	37.22	4.6	2.16
SCAQMD Localized Threshold	325	1,677	11	7
Threshold Exceeded?	NO	NO	NO	NO

Localized Significance – Long-Term Operational Activity

The proposed Project involves the construction and operation of 35 single-family residential dwelling units. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed Project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed Project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. No impacts are anticipated. No mitigation is required.

The Project would not result in potentially adverse CO concentrations or "hot spots." An adverse CO concentration, known as a "hot spot", would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SCAB was designated nonattainment under the California Ambient air quality standards (AAQS) and National AAQS for CO.

The proposed Project considered herein would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study, or based on representative Bay Area Air Quality Management District (BAAQMD) CO threshold considerations. Therefore, CO "hot spots" are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

- c) *Would the Project 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)?*

Less Than Significant Impact with Mitigation Incorporated

Projects could contribute to an existing or projected air quality exceedance because the SoCAB is currently in nonattainment for O₃, PM₁₀, and PM_{2.5}. With regard to determining the significance of the cumulative contribution from the Project, the SCAQMD recommends that any given project's potential contribution to cumulative impacts be assessed using the same significance criteria as for project-specific impacts. Therefore, individual projects that do not generate operational or construction emissions that exceed the SCAQMD's daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the air basin is in nonattainment and therefore would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the Project will not exceed the applicable SCAQMD regional thresholds for construction (with mitigation incorporated) and operational-source emissions. As such, the Project will result in a cumulatively less than significant impact.

- d) *Would the Project expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions?*

Less Than Significant Impact with Mitigation Incorporated

The potential impact of toxic air pollutant emissions resulting from development on the Project site has also been considered. Sensitive receptors to toxic air pollutants can include uses such as long-term healthcare facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The nearest sensitive receptor is the residential community located immediately adjacent northwest of the Project site, at 25 meters (approximately 82 feet).

As discussed in Section 5.b, above, results of the LST analysis, which were developed in response to environmental justice and health concerns, indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction, with the incorporation of mitigation. Therefore, sensitive receptors would not be subject to significant air toxic impacts during construction at the Project site. Results of the LST analysis also indicate that the Project would not exceed the SCAQMD localized significance thresholds during operational activity.

- e) *Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

No Impact

Based upon a review of the **Figure 3, Aerial Photo**, no substantial point source emitter has been identified within one mile of the Project site. No impacts would result from the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. No mitigation is required.

- f) *Would the Project create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact

The potential for the Project to generate objectionable odors was analyzed in the *AQ Impact Analysis*. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming);
- Wastewater treatment plants;
- Food processing plants;
- Chemical plants;
- Composting operations;
- Refineries;
- Landfills;
- Dairies; or
- Fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant.

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: **MM AQ-1:** During site preparation and grading activity, all crawler tractors, excavators, and graders shall be CARB certified tier 3 or higher; all

rubber tired dozers and scrapers shall be CARB certified tier 4 or higher.

Monitoring: Mitigation monitoring shall be performed by the Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES. Would the Project:				
7. Wildlife & Vegetation.				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis – Tentative Tract Map No. 36644*, prepared by Principe and Associates, January 30, 2017 (*MSHCP Consistency Analysis, Appendix B1*); *Nesting Season Survey Burrowing Owl (*Athene cunicularia hypugaea*) – Tentative Tract Map No. 36644*, prepared by Principe and Associates, August 24, 2016 (*NSS, Appendix B2*); Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees); Ordinance No. 810.2 (An Ordinance of the County of Riverside to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); *Riverside County Oak Tree Management Guidelines*; and Project conditions of approval.

Findings of Fact:

- a) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?*

Less Than Significant Impact

Overview

The Project site is currently vacant and undeveloped with structures. Aerial photographs from 1995 through 2002 show that the Project site remained in a relatively undisturbed natural condition surrounded by undeveloped private and Indian reservation lands. By 2003, the agricultural lands located north of the Project site were being developed (Redhawk and Morgan Hill). Between 2005 and 2007, additional residential areas were developed in proximity to the Project site. During those times and up to the present time, the Project site has remained essentially the same. The majority of the on-site sage scrub and grasslands vegetation remains intact, as only 100-foot-wide fuel modification zones are cleared for fire prevention purposes adjacent to existing developed areas located to the north and west, and along the Anza Road right-of-way located to the south. As observed on **Figure 3, Aerial Photo**, both the westerly Anza Road) and easterly/northerly extensions of Anza Road and Rio Linda Road) of Project roadway improvements will be within areas that have been previously disturbed by vehicular traffic and other human activity.

Western Riverside County Multiple Species Habitat Conservation Plan

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the Project site is 'Not A Part' of cell criteria under the MSHCP. The Project site is not located within a Cell, Cell Group or Sub Unit of the Southwest Area Plan. Therefore, conservation has not been described for the Project site.

In addition, the Project site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands or MSHCP Public/Quasi-Public Conserved Lands.

The Project site is located approximately 0.73 miles south of the most proximate land with cell criteria under the MSHCP – Cell #7275 of an Independent Cell Group of the Temecula and Pechanga Creeks Sub Unit (SU2) of the Southwest Area Plan.

Project Site Relationship to MSHCP Reserve Assembly

As stated above, the Project is not located within a designated Cell, Cell Group or Sub Unit of the Southwest Area Plan. The most proximate Core or Linkage within the MSHCP Conservation Area to the Project is Proposed Constrained Linkage 24.

The Project site is located approximately 1.1 miles south of the northwestern portion of the Cell where conservation within this Cell will contribute to the assembly of Proposed Constrained Linkage 24. The Project site does not have a relationship to MSHCP Reserve Assembly.

MSHCP Implementation Structure

Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2 and 6.4. The results of these consistency analyses are described below. The Riverside County Integrated Plan Conservation Summary Report Generator was used to determine the appropriate conservation requirements for the Project site. The Riverside County Integrated Plan Conservation Summary Report Generator is included within the *MSHCP Consistency Analysis (Appendix B1)*.

Section 6.1.1 - Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy

The Project is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) Application will not have to be reviewed by Planning Department staff from the Environmental Programs Division (EPD) pursuant to the MSHCP and the RCIP.

Therefore, the Project is consistent with Section 6.1.1 of the MSHCP.

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

Natural watercourses or riparian vegetation and habitat of any kind are not present on the Project site. Therefore, based on the MSHCP definition of Riparian/Riverine Areas: *“lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year”*, the biological functions and values of Riparian/Riverine Areas do not exist on the Project site. Suitable habitats for the species listed under ‘Purpose’ in Volume 1, Section 6.1.2 of the MSHCP are not present on the Project site.

Kinds of natural-occurring or manmade aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the Project site (e.g., wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds, other human-modified depressions, tire ruts, etc.). The biological functions and values of Vernal Pools do not exist on the site. Suitable habitats for the species listed under ‘Purpose’ in this Section of the MSHCP are not present on the Project site.

Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act (e.g., rivers, open waters, swamps, marshes, bogs, fens, etc.) are not present. The Project does not have a relationship to existing wetland regulations.

Therefore, the Project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 – Protection of Narrow Endemic Plant Species

Based on a review of Figure 6-1 of the MSHCP, the Project is not located within a Narrow Endemic Plant Species Survey Area. No surveys are required.

Therefore, the Project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 – Guidelines Pertaining to the Urban/Wildlands Interface

As stated above, the Project does not have a relationship to the assembly of Proposed Constrained Linkage 24. The Project site is located approximately 1.1 miles south of the northwestern portion of Cell #7275 where conservation within this Cell will contribute to the assembly of Proposed Constrained Linkage 24.

The Project will not result in edge effects that will adversely affect the maintenance of habitat quality or maintenance of existing floodplain processes along Temecula Creek for species using the Linkage. The Project is not located within the 250-foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. The Project will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for the management of edge conditions such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan*.

Therefore, the Project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 - Additional Survey Needs and Procedures

Based on a review of Figures 6-2 (Criteria Area Species Survey Area), 6-3 (Amphibian Species Survey Area), and 6-5 (Mammal Species Survey Area) of the MSHCP, the Project is not located in an area where additional surveys are needed for certain and/or in conjunction with MSHCP implementation in order to achieve coverage for these species.

The Project is however located within the Burrowing Owl Survey Area (Figure 6-4 of the MSHCP). The following is a summary of the 2016 NSS (**Appendix B2**):

- An independent assessment was made of the presence or absence of suitable burrowing owl habitats on the Project site and in a 150-meter buffer zone around the Project boundary. The assessment determined that the majority of the Project site and buffer zone were providing suitable burrowing owl habitats consisting of large open expanses of annual grassland on gentle rolling and level terrain with active small mammal burrows. Critical habitat features capable of being used for roosting or nesting were also present on the Project site, and included natural burrows dug by California ground squirrels.
- Four (4) surveys were conducted between July 29 and August 19, 2016. During the 2016 nesting season surveys, burrowing owls were not observed. Critical burrowing owl habitats capable of being used for roosting or nesting were not being used. Animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the Project site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year.
- Completion of the NSS is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl. To ensure direct mortality of burrowing owls is avoided, a pre-construction presence/absence survey should be conducted within thirty (30) days prior to ground disturbance associated with the Project. The proposed Project would then be consistent with Species Conservation Objective 6 of the MSHCP.

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. These are standard Riverside County conditions of approval (60.EPD.001 and 80.EPD.001) and are not considered unique mitigation under CEQA. Accordance with these conditions of approval will assure that impacts remain less than significant.

Therefore, the Project is consistent with Section 6.3.2 of the MSHCP.

Section 6.4 - Fuels Management

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and providing access for fire suppression equipment and personnel. It is recognized that brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The Project is not located in the vicinity of a MSHCP Conservation Area. The most proximate conservation area is Proposed Constrained Linkage 24, which is located approximately 1.1 miles north of the Project site. In accordance with existing policies, brush management will not be required for future development on the Project site. However, the Riversidean sage scrub and Non-native grasslands growing on the Project site that could create hazards for humans and their property will be removed to develop the Project.

Therefore, the Project is consistent with Section 6.4 of the MSHCP.

- b) *Would the Project 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)?*

Less Than Significant Impact

Implementation of the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan as discussed in Section 7.a., above. The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810.2. These are standard fees, and are not considered unique mitigation under CEQA.

With consistency with the MSHCP, implementation of the Project will not 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). With payment of the applicable, standard fees discussed above, any impacts will remain less than significant.

- c) *Would the Project 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?*

Less Than Significant Impact

Discussion is referenced in Section 7.a., above, and Sections 7.d, 7.e., and 7.f, below. Based on this data, the Project will not 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. At most, impacts are considered less than significant with the payment of the

applicable, standard fees discussed above, and conducting a 30-day preconstruction survey for burrowing owls.

- d) *Would the Project 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?*

Less than Significant Impact

The Project area and immediate vicinity do not provide a viable wildlife movement corridor for migrations, foraging movements or for finding a mate through this portion of the southern Temecula Valley. The Project area and immediate vicinity do not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another.

The Project will be required to comply with the County of Riverside conditions of approval (60.EPD.4 (MBTA SURVEY) and 80.EPD.2 (MBTA REPORT)) that requires a nesting bird survey to be performed prior to grading permit issuance. This requirement is a standard condition, and is not considered unique mitigation pursuant to CEQA. With implementation of these 2 conditions of approval, the proposed Project would be consistent with the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes.

Therefore, implementation of the Project would not 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. Any impacts are considered less than significant. No mitigation is required.

- e) *Would the Project 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 Wildlife or U. S. Fish and Wildlife Service?*

No Impact

Suitable riparian/riverine habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present on the Project site.

Other kinds of seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the Project site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions like tire ruts, etc.).

Kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the site (i.e., intermittent or perennial streams, open waters, swamps, marshes, bogs, fens, vernal pools or swales, vernal pool-like ephemeral ponds, etc.). The Project has no relationship to existing wetland regulations.

Therefore, implementation of the Project will not 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 Wildlife or U. S. Fish and Wildlife Service. No impacts are anticipated. No mitigation is required.

- f) *Would the Project 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?*

No Impact

Kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act (i.e., intermittent or perennial streams, open waters, swamps, marshes, bogs, fens, vernal pools or swales, vernal pool-like ephemeral ponds, etc.) are also not present on the Project site. The Project has no relationship to existing wetland regulations.

Therefore, implementation of the Project will not 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. No impacts are anticipated. No mitigation is required.

- g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact

Implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The majority of the on-site sage scrub and grasslands vegetation remains intact, as only 100-foot-wide fuel modification zones are cleared for fire prevention purposes adjacent to existing developed areas located to the north and west, and along the Anza Road right-of-way located to the south. No oak trees are located on the Project site that would be subject to the *Riverside County Oak Tree Management Guidelines*. The provisions of Ordinance No. 559 would not apply. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): *Cultural Resources Record Search for TR36644*, prepared by Eastern Information Center, November 14, 2016 (*EIC Letter, Appendix D1*).

Findings of Fact:

- a) *Would the Project alter or destroy an historic site?*

No Impact

Four (4) cultural resources studies have been previously performed, which included the Project site within their scope. No potential "historical resources" were previously recorded within the Project site. As observed on **Figure 3, Aerial Photo**, both the westerly and easterly/northerly extensions of Project roadway improvements will be within an area that has been previously disturbed by vehicular traffic and other human activity, and no potential "historical resources" are present. No impacts are anticipated. No mitigation is required.

b) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?*

No Impact

"Historical resources", as defined by CEQA and associated regulations, are not known to exist within the Project site. Therefore, implementation of the proposed Project will not alter or destroy an historic site. As observed on **Figure 3, Aerial Photo**, both the westerly and easterly/northerly extensions of Project roadway improvements will be within an area that has been previously disturbed by vehicular traffic, and other human activity, and no potential "historical resources" are present. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *EIC Letter, Appendix D1.*

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Less Than Significant Impact

Based upon analysis of records and prior archaeological study of the property, it has been determined that there will be no impacts to known archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the surveys of the Project site. As observed on **Figure 3, Aerial Photo**, both the westerly and easterly/northerly extensions of Project roadway improvements will be within an area that has been previously disturbed by vehicular traffic and other human activity, no potential "archaeological resources" are present. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project (10.PLANNING.2 (UNANTICIPATED RESOURCES))

with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. Furthermore, the project has been conditioned to have a Cultural Resources Monitoring Plan (60.PLANNING.24). These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant. No mitigation is required.

- b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?*

Less Than Significant Impact

Based upon analysis of records and prior archaeological study of the property, it has been determined that there will be no impacts to known significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they are not present on the Project site. As observed on **Figure 3, Aerial Photo**, both the westerly and easterly/northerly extensions of Project roadway improvements will be within an area that has been previously disturbed by vehicular traffic, and other human activity, no potential "archaeological resources" are present. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project (10.PLANNING.2 (UNANTICIPATED RESOURCES)) with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition, and is not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant. No mitigation is required.

- c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

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. As observed on **Figure 3, Aerial Photo**, both the westerly and easterly/northerly extensions of Project roadway improvements will be within an area that has been previously disturbed by vehicular traffic and other human activity. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project (10.PLANNING.2 (UNANTICIPATED RESOURCES)) with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition, and is not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant. No mitigation is required.

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 (10.PLANNING.1 (IF HUMAN REMAINS FOUND)) and as pursuant to CEQA, is not considered mitigation. This requirement is a standard condition, and is not considered unique mitigation pursuant to CEQA. Impacts will be considered less than significant. No mitigation is required.

- d) *Would the Project restrict existing religious or sacred uses within the potential impact area?*

No Impact

At the current time, the Project site 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 none are occurring. Therefore, there will be no impact. No mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Paleontological Resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County*, **Appendix A**; County Geologist; and Project conditions of approval.

Findings of Fact:

a) *Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?*

Less Than Significant Impact

The proposed Project site is mapped as having a “High Sensitivity (High A)” for paleontological resources (fossils). *Map My County* concludes:

“Based on geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests, and eggs. These fossils occur on or below the surface.”

As such, this Project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during the site grading phase, Condition of Approval 60.Planning.1 (PALEO PRIMP/MONITOR) (required for TR36644) shall be implemented, as follows:

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Condition of Approval 60.Planning.1 (PALEO PRIMP/MONITOR), as written, is considered a standard condition of approval and pursuant to CEQA, is not considered mitigation. Therefore, implementation of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County, Appendix A; Tentative Tract Map No. 36644 11.9 Acre Site, APN No. 966-380-004, Anza Road, Riverside County, California, prepared by La Cresta Geotechnical Incorporated, February 28, 2017 (Geo Investigation, Appendix E); and Ordinance No. 457 (An Ordinance of the County of Riverside Relating to the Building Requirements and Adopting the 1997 Edition of The Uniform Administrative Code Adopted by The International Conference of Building Officials; The 2001 California Building Code Including the Appendix and Standards Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Housing Code Adopted by The International Conference Of Building Officials; the 1997 Edition of The Uniform Code For The Abatement Of Dangerous Buildings Adopted by The International Conference of Building Officials; the 2001 California Plumbing Code, including the Appendix and Standards Adopted by The California Building Standards Commission; the 2001 California Mechanical Code, including the appendix and Standards Adopted by The California Building Standards Commission; the 2000 Edition Of The Uniform Swimming Pool, Spa and Hot Tub Code Adopted by The International Association of Plumbing and Mechanical Officials; the 2001 California Electrical Code Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Sign Code Adopted by The International Conference of Building Officials; and The 1997 Edition of The Code for Building Conservation Adopted by The International Conference Of Building Officials as the Standards of Said Ordinance).*

Findings of Fact:

a) *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?*

Less Than Significant Impact

The Project site is not located within a State of California Earthquake Special Study Zone. In addition, there are no faults geologically mapped within or projecting toward the Project site and the Project site is not within a State or County Fault Hazard Zone. Nonetheless, California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Any impacts are considered less than significant. No mitigation is required.

- b) *Would the Project 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?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site. Therefore, there is no potential for rupture of a known 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. No impact will occur. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County, Appendix A; Geo Investigation, Appendix E; and Ordinance No. 457.*

Findings of Fact:

- a) *Would the Project be subject to seismic-related ground failure, including liquefaction?*

Less Than Significant Impact

Due to the lack of shallow groundwater (greater than 50 feet) and the presence of relatively shallow Pauba Formation (present at the surface within the majority of the Project site and is anticipated to underlie the entire site at depth, the potential for liquefaction at this Project site is very low. Nonetheless, CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The proposed Project will not be subject to seismic-related ground failure, including liquefaction. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County, Appendix A*; and *Geo Investigation, Appendix E*; Ordinance No. 457; and Project conditions of approval.

Findings of Fact:

a) *Would the Project be subject to strong seismic ground shaking?*

Less Than Significant Impact

The Project the site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are not any known faults (active, potentially active, or inactive) onsite; and the potential for liquefaction is not considered a design consideration.

Undocumented fill was observed at the edges of the hilltop pad located at the southwestern portion of the Project site. The undocumented fill was characterized as loose, dry, yellow brown to medium brown, silty fine to coarse sand, with trace gravel, cobble. The undocumented fill overlies left in-place topsoil. The undocumented fill is considered unsuitable to support structures or additional fill and should be removed, moisture conditioned and recompacted.

Topsoil was evident in some of the exploratory trenches. The topsoil is believed to be derived from the in-place weathering of the underlying Pauba Formation. Where encountered, the topsoil was observed to be 1' to 3' thick, and is characterized as loose, dry, silty fine to medium sand, with rootlets and was observed to be porous. The topsoil is considered unsuitable in its natural state to support structures or additional fill and should be removed: moisture conditioned and recompacted.

Older alluvium underlies the eastern 1/3 of the Project site, where it overlies the Pauba Formation. The Older Alluvium was encountered up to a maximum depth of approximately 19' at one boring location. Where encountered, the Older Alluvium was characterized as medium dense to dense, damp, medium to yellow brown, silty: fine to medium. The upper portions (approximately 5') of the Older Alluvium are considered unsuitable to support structures or engineered fill, and will need to be removed: moisture conditioned, and recompacted.

Pauba Formation is present at the surface within the majority of the Project site and is anticipated to underlie the entire site at depth. The Pauba Formation is highly weathered near the surface and is characterized as a very weakly to weakly cemented medium dense to dense: fine to medium sandstone, with some thin lenses of cohesionless well-graded sands, with some gravel and cobble layers. The upper 2' of the Pauba Formation exposed at the surface is considered unsuitable to support structures or engineered fill and should be removed, moisture conditioned and recompacted.

The Project will be required to comply with the recommendations contained within the *Geo Investigation*, Project conditions of approval, as well as the CBC requirements (as implemented through Ordinance No. 457) pertaining as it pertains to strong seismic ground shaking. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Through compliance with the *Geo Investigation* recommendations, Project conditions of approval, as well as the CBC, any potential impacts will remain less than significant level from a CEQA perspective. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): County Geologist; *Map My County*, **Appendix A**; and *Geo Investigation*, **Appendix E**.

Findings of Fact:

a) *Would the Project 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?*

No Impact

Topographically, the Project site can be characterized as having gently low rounded small hills with a north sloping alluvial valley at the eastern third portion of the Project site. Elevations vary **within a range**, from approximately 1,292 feet above Mean Sea Level (MSL) located within the northern portion to approximately 1,387 feet MSL at the hilltop pad located at the southwestern corner of the Project site.

No slope stability hazards within or adjacent to the Project site were analyzed in the *Geo Investigation*. The County Geologist did not indicate any concerns regarding slope stability with respect to the Project site. Landslides were determined not to be a design consideration for the Project. There are no natural slopes near the site; therefore, the potential for rock fall hazard is also not a design consideration. Therefore, the Project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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(s): *Map My County, Appendix A; Geo Investigation, Appendix E; Ordinance No. 457; and Project conditions of approval.*

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Undocumented fill was observed at the edges of the hilltop pad located at the southwestern portion of the Project site. The undocumented fill was characterized as loose, dry, yellow brown to medium brown, silty fine to coarse sand, with trace gravel, cobble. The undocumented fill overlies left in-place topsoil. The undocumented fill is considered unsuitable to support structures or additional fill and should be removed, moisture conditioned and recompacted.

Topsoil was evident in some of the exploratory trenches. The topsoil is believed to be derived from the in-place weathering of the underlying Pauba Formation. Where encountered, the topsoil was observed to be 1' to 3' thick, and is characterized as loose, dry, silty fine to medium sand, with rootlets and was observed to be porous. The topsoil is considered unsuitable in its natural state to support structures or additional fill and should be removed: moisture conditioned and recompacted.

Older alluvium underlies the eastern 1/3 of the Project site, where it overlies the Pauba Formation. The Older Alluvium was encountered up to a maximum depth of approximately 19' at one boring location. Where encountered, the Older Alluvium was characterized as medium dense to dense, damp, medium to yellow brown, silty: fine to medium. The upper portions (approximately 5') of the Older Alluvium are considered unsuitable to support structures or engineered fill, and will need to be removed: moisture conditioned, and recompacted.

Pauba Formation is present at the surface within the majority of the Project site and is anticipated to underlie the entire site at depth. The Pauba Formation is highly weathered near the surface and is characterized as a very weakly to weakly cemented medium dense to dense: fine to medium sandstone, with some thin lenses of cohesionless well-graded sands, with some gravel and cobble layers. The upper 2' of the Pauba Formation exposed at the surface is considered unsuitable to support structures or engineered fill and should be removed, moisture conditioned and recompacted.

The Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the CBC requirements (as implemented through Ordinance No. 457). CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Compliance with the *Geo Investigation* recommendations, Project conditions of approval, as well as the CBC will ensure that any the potential impacts related to the Project being 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, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards.				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Figure 3, Aerial Photo.

Findings of Fact:

a) *Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?*

No Impact

The Project is located approximately 28 miles east from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the Project not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): Map My County, Appendix A; Geo Investigation, Appendix E; Figure 3, Aerial Photo; Figure 4, Tentative Tract Map No. 36644; Ordinance No. 457; and Project conditions of approval.

Findings of Fact:

a) *Would the Project change topography or ground surface relief features?*
Less Than Significant Impact

Topographically, the Project site can be characterized as having gently low rounded small hills with a north sloping alluvial valley at the eastern third portion of the Project site. Elevations vary

Elevations vary within a range, from approximately 1,292 feet above Mean Sea Level (MSL) located within the northern portion to approximately 1,387 feet MSL at the hilltop pad located at the southwestern corner of the Project site. The Project will require approximately 122,208 cubic yards (cy) of cut and 63,461 cy of fill. The Project will result in a need to export approximately 58,747 cy in order to develop the Project. When graded, the Project will range in elevation from 1,293 feet MSL in the northern portion to approximately 1,345 feet MSL at the southwestern corner of the Project site.

The Project will therefore change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate 35 single-family homes, roadways, landscaping and drainage/water quality facilities. The grading is necessitated to the existing and proposed physical developments adjacent to the Project to the north, east, west, and south, as well as the horizontal alignment grades for Anza Road to the south. As designed, the changes to the topography and ground surface relief features will be in keeping with the existing and proposed physical developments adjacent to the Project. Any impacts are considered less than significant. No mitigation is required.

- b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

Less Than Significant Impact

Implementation of the proposed Project will not create cut or fill slopes greater than 2:1; however, slopes will be created that will be higher than 10 feet. Slopes along Anza Road, and in the northerly portion of the Project site, where the water quality basin is located, will have slopes greater than 10' in height. The Project will be required to comply with the recommendations contained within the *Geo Investigation*, Project conditions of approval, as well as the CBC requirements (as implemented through Ordinance No. 457) as they pertain to slope stability. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Compliance with the *Geo Investigation* recommendations as well as the CBC will ensure that any the potential impacts related to cut and fill slopes, are considered less than significant. No mitigation is required.

- c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

No Impact

No subsurface sewage disposal systems are located on the Project site, or in proximity to the Project site. The area in immediate proximity to the Project site is served by sewer, which is located in the developed residential tracts, and/or in Butterfield Stage Road and/or Anza Road. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. A single-family residence is located westerly of the Project site. It does not appear that this residence is tied into the sewer system; therefore, it can be inferred that it is served by a septic system. No portion of the Project will be on their property. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Geo Investigation, Appendix E*; and Project conditions of approval.

Findings of Fact:

a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has placed conditions of approval on the Project, as they pertain to Geology and Soils. Condition of approval 10.BS GRADE.23 (MANUFACTURED SLOPES) for TR36644 states:

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

This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, will remain less than significant. No mitigation is required.

b) *Would the Project 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?*

Less Than Significant Impact

Undocumented fill was observed at the edges of the hilltop pad located at the southwestern portion of the Project site. The undocumented fill was characterized as loose, dry, yellow brown to medium brown, silty fine to coarse sand, with trace gravel, cobble. The undocumented fill overlies left in-place topsoil. The undocumented fill is considered unsuitable to support structures or additional fill and should be removed, moisture conditioned and recompacted.

Topsoil was evident in some of the exploratory trenches. The topsoil is believed to be derived from the in-place weathering of the underlying Pauba Formation. Where encountered, the topsoil was observed to be 1 to 3 feet thick, and is characterized as loose, dry, silty fine to medium sand, with rootlets and was observed to be porous. The topsoil is considered unsuitable in its natural state to support structures or additional fill and should be removed: moisture conditioned and recompacted.

Older alluvium underlies the eastern 1/3 of the Project site, where it overlies the Pauba Formation. The Older Alluvium was encountered up to a maximum depth of approximately 19' at one boring location. Where encountered, the Older Alluvium was characterized as medium dense to dense, damp, medium to yellow brown, silty: fine to medium. The upper portions (approximately 5') of the Older Alluvium are considered unsuitable to support structures or engineered fill, and will need to be removed: moisture conditioned, and recompacted.

Pauba Formation is present at the surface within the majority of the Project site and is anticipated to underlie the entire site at depth. The Pauba Formation is highly weathered near the surface and is characterized as a very weakly to weakly cemented medium dense to dense: fine to medium sandstone, with some thin lenses of cohesionless well-graded sands, with some gravel and cobble layers. The upper 2' of the Pauba Formation exposed at the surface is considered unsuitable to support structures or engineered fill and should be removed, moisture conditioned and recompacted.

The Project will be required to comply with the recommendations contained within the *Geo Investigation*, conditions of approval, as well as the CBC requirements as they pertain to expansive nature of these soil types. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Compliance with the Geo Investigation recommendations as well as the CBC will ensure that any potential impacts related the Project being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No mitigation is required.

- c) *Would the Project have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact

No portion of the proposed Project proposes the use of septic tanks or alternative waste water disposal systems. The area in immediate proximity to the Project site is served by sewer, which is located in the developed residential tracts, and/or in Butterfield Stage Road and/or Anza Road. Therefore, whether or not the Project has soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, is not relevant. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion.				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County, Appendix A; Geo Investigation, Appendix E;* and Project conditions of approval.

Findings of Fact:

- a) *Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Water Quality Management Plan (WQMP).

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake are considered less than significant. No mitigation is required.

- b) *Would the Project result in any increase in water erosion either on or off site?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to eliminate any potential impacts that could result in an increase in water erosion through site design, adherence to the requirements of the NPDES, and the preparation of a WQMP.

These Requirements for the NPDES, and the preparation of a WQMP are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project from water erosion either on-, or off-site are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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(s): *Map My County, Appendix A; Ordinance No. 484 (An Ordinance of the County of Riverside for the Control of Blowing Sand); Ordinance No. 457; and Project conditions of approval.*

Findings of Fact:

a) *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?*

Less Than Significant Impact

The proposed Project site is located in an area of “Moderate Wind Eroding” rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. The County of Riverside Building and Safety Department has placed conditions of approval on the Project, as they pertain to Geology and Soils. Condition of approval (10.BS GRADE.3 (OBEY ALL GDC REGS)) for TR36644 states:

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

This is a standard condition for the County of Riverside and is not considered not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on or off site, will remain less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS. Would the Project:

21. Greenhouse Gas Emissions.

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

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

Source(s): *Tentative Tract Map No. 36644 Greenhouse Gas Analysis, prepared by Urban Crossroads, Inc., February 21, 2017 (GHG Analysis, Appendix F).*

Findings of Fact:

- a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact

Project Related Greenhouse Gas Emissions

California Environmental Quality Act (CEQA) Guidelines Section 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project.

On October 2, 2013, the South Coast Air Quality Management District (SCAQMD) in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Mode (CalEEMod) v2013.2.2. The purpose of this model is to more accurately calculate construction-source and operational-source criteria pollutant (NO_x, VOC, PM₁₀, PM_{2.5}, SO_x, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures. Accordingly, the latest version of CalEEMod has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for both construction and operational activity are provided in Appendix 3.1 of the *GHG Analysis*.

Construction and Operational Life-Cycle Analysis

A full life-cycle analysis (LCA) for construction and operational activity is not included in the *GHG Analysis* due to the lack of consensus guidance on LCA methodology at this time. LCA (i.e., assessing economy-wide GHG emissions from the processes in manufacturing and transporting all raw materials used in the project development, infrastructure and on-going operations) depends on emission factors or econometric factors that are not well established for all processes. At this time, an LCA would be extremely speculative and thus has not been prepared.

Construction Emissions

Construction activities associated with the proposed Project will result in emissions of CO₂ and CH₄ from construction activities.

For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total greenhouse gas emissions for the construction activities, dividing it by a 30-year project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. These are shown to be 24.96 MTCO_{2e} per year in **Table 21-1, Total Project Greenhouse Gas Emissions (Annual)**, below.

**Table 21-1
Total Project Greenhouse Gas Emissions (Annual)**

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	24.86	4.90E-03	0.00	24.96
Area	8.99	7.50E-04	1.50E-04	9.06
Energy	117.54	4.52E-03	1.79E-03	118.19
Mobile Source	453.62	1.00E-02	0	453.92
Waste	8.32	0.49	0.00	18.65
Water Usage	11.03	0.07	1.88E-03	13.19
Total CO₂E (All Sources)	637.97			
SCAQMD Threshold	3,000			
Significant?	NO			

Source: CalEEMod™ model output. See Appendix 3.1 of the *GHG Analysis* for detailed model outputs.

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding. Table results include scientific notation. *e* is used to represent *times ten raised to the power of* (which would be written as $\times 10^{\text{bn}}$) and is followed by the value of the exponent

Operational Emissions

Operational activities associated with the proposed Project will result in emissions of CO₂, CH₄, and N₂O from the following primary sources:

- Area Source Emissions;
- Energy Source Emissions;
- Mobile Source Emissions;
- Solid Waste; and
- Water Supply, Treatment and Distribution.

These primary emission sources are discussed in greater detail, below.

Area Source Emissions

1. Hearths/Fireplaces

GHG emissions would result from the combustion of wood or biomass and are considered biogenic emissions of CO₂. The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in the CalEEMod. The Project is required to comply with *SCAQMD Rule 445*, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod estimates were adjusted to remove wood burning stoves and fireplaces. As the Project is required to comply with *SCAQMD Rule 445*, the removal of wood burning stoves and fireplaces is not considered "mitigation" although it must be identified as such in CalEEMod in order to treat the case appropriately.

2. Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the

landscaping of the Project. CalEEMod default parameters were used to estimate emissions associated with landscape maintenance equipment for the Project scenario.

Energy Source Emissions – Combustion Emissions Associated with Natural Gas and Electricity

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. CalEEMod default parameters were used to estimate electricity and natural gas demand for the Project scenario.

Mobile Source Emissions – Vehicles

GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors and residents. Trip characteristics available from *Tentative Tract Map No. 36644 Trip Generation Evaluation*, **Appendix J** were utilized in this analysis.

Solid Waste

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. CalEEMod default parameters were used to estimate GHG emissions associated with the disposal of solid waste for the Project scenario.

Water Supply, Treatment and Distribution

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. CalEEMod default parameters were used to estimate GHG emissions associated with water supply, treatment and distribution for the Project scenario.

The annual GHG emissions associated with the construction and operation of the proposed Project are estimated to be 637.97 MTCO_{2e} per year as summarized in **Table 21-1, Total Project Greenhouse Gas Emissions (Annual)**. Direct and indirect operational emissions associated with the Project are compared with the County of Riverside's threshold of significance, which is 3,000 MTCO_{2e} per year. As shown, the proposed Project would result in a less than significant impact with respect to GHG emissions. No mitigation is required.

- b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

No Impact

The purpose of the County's Climate Action Plan (CAP) is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County. To address the state's requirement to reduce GHG emissions, the County prepared its CAP with the goal of reducing GHG emissions within the County by 15% below "existing" 2008 levels by the year 2020. The County's target is consistent with the Assembly Bill

32 (AB 32) target and ensures that the County will be providing GHG reductions locally that will complement state efforts to reduce GHG emissions. Because the County's CAP addresses GHG emissions reductions and is consistent with the requirements of AB 32 and international efforts to reduce GHG emissions, compliance with the CAP fulfills the description of mitigation found in the State CEQA Guidelines.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e per year will be required to achieve at least a 25% reduction of GHG emissions from a 2011-year level of efficiency compared to the mitigated Project buildout year.

As shown on **Table 21-1, Total Project Greenhouse Gas Emissions (Annual)**, above, the Project will result in approximately 637.97 MTCO₂e per year; the proposed Project would not exceed the County's screening threshold of 3,000 MTCO₂e per year. Thus, Project-related emissions would not have a significant direct or indirect impact on GHG and climate change and would not require additional analysis. As stated above in Section 21.a, the proposed Project would result in a less than significant impact with respect to GHG emissions. Therefore, the Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
22. 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(s): *Phase I Environmental Site Assessment of Vacant Undeveloped Property Assessor Parcel Number 966-380-004 Temecula, California 92592*, prepared by Earth Strata Geotechnical Services, October 29, 2016 (**ESA, Appendix G**); Temecula Valley Unified School District web site; GEOTRACKER website; *The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)* web site; and Project conditions of approval.

Findings of Fact:

- a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. It is anticipated that the Storm Water Pollution Prevention Plan (SWPPP) prepared for the proposed Project and it can reduce such hazards to a less than significant level through best management practices (BMPs) incorporated into the SWPPP design. The County of Riverside Building and Safety Department has placed conditions of approval on the Project, as they pertain to Hazards and Hazardous Materials. Condition of Approval 60.BS GRADE. 1 addresses the SWPPP requirement for the proposed Project, and states:

“Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: “Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of “ONE” acre or larger. The owner operator can comply by submitting a “Notice of Intent” (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.”

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

Condition of Approval 60.BS GRADE. 1, as written, is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes. With the inclusion of this standard condition, any impacts from implementation of the proposed Project construction related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No mitigation is required.

The proposed Project operation will consist of residential uses that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered with these uses. The generation of such wastes from uses is not considered to rise to a level of a significant potential for significant risk of accidental release of hazardous materials or accidental explosion. Any operational impacts are considered less than significant and no mitigation is required.

- b) *Would the Project 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?*

Less Than Significant Impact

During construction, there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. Impacts may occur during

construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with residences and landscaping, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people. Therefore, 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. Based on this information, any impacts are considered less than significant. No additional mitigation is required.

- c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

The Project will be located northerly of Anza Road, and westerly of Butterfield Stage Road, both of which are not developed to their ultimate right-of-way (ROW) in the Project vicinity. A limited potential to interfere with an emergency response or evacuation plan will occur during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is standard condition and is not considered unique mitigation under CEQA. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Any impacts are considered less than significant. No mitigation is required.

- d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact

The Project site is located within the Temecula Valley Unified School District (TVUSD). No phases of implementation of the proposed Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. According to the TVUSD web-site, no existing or proposed schools are located within one-quarter mile (1,250 feet) of the proposed Project site. The closest school to the proposed Project site is Tony Tobin Elementary School, which is located approximately 1,450 feet westerly of the proposed Project site. No impacts are anticipated. No mitigation is required.

- e) *Would the Project 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?*

No Impact

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

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site. Detailed information is shown on **Figure 11, GEOTRACKER Site**.

The DTSC's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within the proposed Project site. This information is shown on **Figure 12, ENVIROSTOR Site**.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County, Appendix A; SWAP Figure 5, Southwest Plan Airport Influence Area (p. 42); and Figure 3, Aerial Photo.*

Findings of Fact:

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located approximately 8.5 miles to the northwest of the Project site. The outer zone of the airport influence area for the French Valley Airport is approximately 5.5 miles from the Project site. Therefore, this criterion is not applicable to the Project. No impacts are anticipated. No mitigation is required.

b) *Would the Project require review by the Airport Land Use Commission?*

No Impact

As referenced above in Section 23.a, the Project is not within the airport master plan and is outside the outer zone of the airport influence area. Furthermore, ALUC has determined the Project is not required to be reviewed by an airport land use commission. This criterion is not applicable to the Project. No impacts are anticipated. No mitigation is required.

- c) *Would the Project result in a safety hazard for people residing or working in the Project area 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?*

No Impact

The closest airport is the French Valley Airport, which is located approximately 8.5 miles to the northwest of the Project site. The outer zone of the airport influence area for the French Valley Airport is approximately 5.5 miles from the Project site. Therefore, this criterion is not applicable to the Project. No impacts are anticipated. No mitigation is required.

- 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?*

No Impact

Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. The closest heliport would be located at the Temecula Valley Hospital, approximately 3.25 miles to the northwest of the Project site. The heliport is for hospital use only, therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Hazardous Fire Area.				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County, Appendix A; and Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program).*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The proposed Project site is located within a very high fire area. The proposed Project site is identified to be within a State Fire Responsibility Area.

The proposed Project has been reviewed by the Riverside County Fire Department and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. The project will pay Development Impact Fees (DIF) for each single family residential for fire protection. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

With the inclusion of these standard conditions, and payment of DIF, any impacts from implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Less than significant impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY. Would the Project:				
25. Water Quality Impacts.				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County, Appendix A; Preliminary Project Specific Water Quality Management Plan, Anza Butterfield TTM 36644, prepared by K&A Engineering, Inc., December 19, 2016 (WQMP, Appendix H1); Drainage Study for Tentative Tract Map No. 36644 in the County of Riverside, prepared by K&A Engineering, Inc., November 2016; (Drainage Study, Appendix H2); Figure 8, TR36644 WQMP BMPs Site Plan; and Figure 13, County Flood Map.*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The existing drainage flows from the Project are split into two drainage areas – west area and east area. The western drainage area (4.0 acres) drains to the west and is intercepted by an existing 54” drainage system per Tract 29473, which is maintained by Riverside County Flood Control and Water Conservation District (RCFC&WCD). The eastern drainage area (8.9 acres) drains northerly and is intercepted by an existing 72” drainage system per Tract 29473, storm drain plan Project No. 7-0-058, which is also maintained by RCFC&WCD.

The proposed development area includes a water quality and detention basin. All of the proposed drainage flows for the Project are carried via street and underground storm drain systems to one (1) water quality and detention basin located in the northern area of the Project. The Q100 flow from the Project is 27.1 cubic feet per second (cfs). The design Q100 capacity of the existing drainage system that we connect to is 349.7 cfs.

The proposed site plan, including the grading and drainage design, for TR36644 are in conformance with County of Riverside standards and requirements. The peak flow, post-project water quality will be mitigated with the use of proposed Infiltration Basin per Santa Margarita Region Hydromodification Management Plan.

Erosion and Sediment Control will be provided during construction for all disturbed areas within the Project site.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to substantially alter the existing drainage pattern of

the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, are considered less than significant. No mitigation is required.

- b) *Would the Project violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to eliminate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

As referenced above in Section 25.a of Hydrology and Water Quality, these are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would violate any water quality standards or waste discharge requirements are considered less than significant. No mitigation is required.

- c) *Would the Project 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)?*

Less Than Significant Impact

RCWD provides water service to the Project site through their regional water system. There are no existing water wells on this property. Groundwater supply is addressed in Section 46.a of this Initial Study. No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and Project-specific WQMP, will allow for water to percolate back into the ground and allow for groundwater discharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project. Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant. No mitigation is required.

- d) *Would the Project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant Impact

The proposed site plan, including the grading and drainage design, for TR36644 are in conformance with County of Riverside standards and requirements. The proposed storm drain system will drain into the existing downstream drainage facilities in Tract 29473, a 72 inch Reinforced Concrete Pipe (RCP).

The peak flow, post-Project water quality will be mitigated with the use of proposed Infiltration Basin per Santa Margarita Region Hydromodification Management Plan.

Erosion and Sediment Control will be provided during construction for all disturbed areas within the project site.

Impacts to the existing downstream drainage facilities due to runoff from TR36644 will be less than in the existing, pre-developed condition.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

As referenced above in Section 25.a of Hydrology and Water Quality, these are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, are considered less than significant. No mitigation is required.

- e) *Would the Project 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?*

No Impact

The proposed Project site is not located within a 100-year flood hazard area. Please reference **Figure 13, County Flood Map**.

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

- f) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact

The proposed Project site is not located within a 100-year flood hazard area. Please reference **Figure 13, County Flood Map**.

Therefore, implementation of the proposed Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

- g) *Would the Project otherwise substantially degrade water quality?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

As referenced above in Section 25.a of Hydrology and Water Quality, these are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would substantially degrade water quality are considered less than significant. No mitigation is required.

- h) *Would the Project 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)?*

Less Than Significant Impact

There are no stormwater treatment facilities within the Project site under existing conditions. The proposed Project will install new storm water treatment facilities, including: new storm drains, two (2) catch basins, and one (1) water quality basin located at the northern portion of the Project site. A 15-foot wide service road has been provided for on-going maintenance of the water quality basin. Structural and occupancy source measures shall consist of the following low impact design (LID) practices:

- Conservation design;
- Runoff conveyance;
- Roof downspout connections;
- Efficient/low impact landscaping;
- Non stormwater discharges;
- Street trees and parkway; and
- Landscape and irrigation system.

All These facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. To ensure that onsite surface water features are managed in a manner that prevents vector breeding and vector nuisances, BMPs as defined above shall be installed. Conditions of shall also be provided to ensure these stormwater treatment facilities will be installed either during grading of the Project site or concurrent with these grading activities. A potential for odors does exist if basins are not maintained and organic matter not removed periodically. No other significant environmental effects have been identified from constructing and operating the proposed stormwater treatment facilities that must be installed to support the proposed Project. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Floodplains.				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/> U - Generally Unsuitable <input type="checkbox"/> R - Restricted <input type="checkbox"/>				
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County, Appendix A; WQMP, Appendix H1; Drainage Study, Appendix H2; Figure 8, TR36644 WQMP BMPs Site Plan; and Figure 13, County Flood Map.*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The proposed Project site's existing drainage pattern will be altered, due to the cut and fill activities associated with site grading.

The proposed site plan, including the grading and drainage design, for TR36644 are in conformance with County of Riverside standards and requirements. The proposed storm drain system will drain into the existing downstream drainage facilities in Tract 29473, a 72 inch RCP.

The peak flow, post-project water quality will be mitigated with the use of proposed Infiltration Basin per Santa Margarita Region Hydromodification Management Plan.

Erosion and Sediment Control will be provided during construction for all disturbed areas within the Project site.

Impacts to the existing downstream drainage facilities due to runoff from TR36644 will be less than in the existing, pre-developed condition.

The proposed Project site's existing drainage pattern will be altered, due to the cut and fill activities associated with site grading, but the proposed Project engineering plans have taken considerable care to ensure that future runoff patterns (local watersheds) are maintained and that the volume of water discharged will not exceed the current volumes as required by the County and Regional

Boards. The detailed information supporting these findings is provided in the *WQMP*. Thus, the proposed Project will alter the drainage pattern but it will not alter the course of a stream or river and it will not substantially increase the rate or amount of surface runoff in a manner that will cause any significant flooding on- or off-site. Development of the site with buildings, hardscape and landscape will alter the current, natural sheet flow drainage pattern on the site. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project result in changes in absorption rates or the rate and amount of surface runoff?*

Less Than Significant Impact

Future impermeable surfaces can be compared to the existing site, which does not have any impervious surface within its boundaries. The proposed Project will install new storm water treatment facilities, including: new storm drains, two (2) catch basins, and one (1) water quality basin located at the northern portion of the Project site. A 15-foot wide service road has been provided for on-going maintenance of the water quality basin. Structural and occupancy source measures shall consist of the following low impact design (LID) practices:

- Conservation design;
- Runoff conveyance;
- Roof downspout connections;
- Efficient/low impact landscaping;
- Non stormwater discharges;
- Street trees and parkway; and
- Landscape and irrigation system.

All these facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. Based on these findings, the Project will not cause a significant impact to onsite and offsite surface runoff as a result of the proposed change in absorption rates. No mitigation is required.

c) *Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?*

No Impact

Implementation of the Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). Figure 10, *Southwest Area Plan Special Flood Hazard Areas*, of the *SWAP* indicates that Murrieta Creek, Temecula Creek, Santa Gertrudis Creek, and Tualota Creek pose significant flood hazards within the *SWAP*. Dam failure of the Lake Skinner and Vail Lake would cause flooding in the *SWAP*, but not on the Project site. The Project is not within a 100-year flood hazard area, or a Dam Inundation Area. Therefore, no flood hazards exist that would 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).

d) *Would the Project result in changes in the amount of surface water in any water body?*

Less Than Significant Impact

Aside from the accumulations of water in one (1) underground infiltration and storage tank facility, the proposed Project is not forecast to substantially change the amount of surface water in any

water body, including during future storms up to the 100-year runoff volume. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE and PLANNING. Would the Project:				
27. Land Use.				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *General Plan Land Use Designations – Zoning Consistency Guidelines; Map My County, Appendix A; Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside); and City of Temecula General Plan website.*

Findings of Fact:

a) *Would the Project result in a substantial alteration of the present or planned land use of an area?*

Less Than Significant Impact

The Project site currently has a General Plan Land Use Plan designation of Medium Density Residential (MDR, 2 – 5 dwelling units/acre). The General Plan Land Use Plan designations surrounding the Project site are:

- **North:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **South:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **East:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **West:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)

The current zoning classification for the Project is R-A-5. Change of Zone No. 07901 (CZ07901) would change this designation from R-A-5 to R-1. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. The Project, as designed, meets the zoning development standards contained in Ordinance No. 348, in terms of heights, setbacks, lot coverage, parking, and landscaping.

The Project is consistent with the existing and any proposed development in proximity to the Project site. Therefore, implementation of the proposed Project will not result in a substantial alteration of the present or planned land use of an area. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?*

Less Than Significant Impact

According to the City of Temecula (City) General Plan Land Use Map (Figure LU-3, *Land Use Policy Map*) the Project site is located within the City's adopted "Planning Area." According to The City's General Plan Land Use designation is Rural Residential (RR, 0-0.2 dwelling units/acre). According to Table LU-7, Rural Preservation Areas of the Temecula General Plan (p. LU-37), the objective for this area, as defined by the City is:

"Preserve rural residential densities in the area surrounding the Morgan Hill Specific Plan by promoting only Rural density residential development, supplemented by open space buffers and greenways defining the urban edge of Temecula."

This objective is inconsistent with the County's General Plan Land Use Plan designation of MDR. The General Plan Land Use Plan designations surrounding the Project site are:

- **North:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **South:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **East:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **West:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)

Therefore, the Project site and the surrounding development (existing and proposed) are not consistent with the City's objectives. However, the Project is not located within the City's adopted Sphere of Influence. The Project and surrounding development are consistent with the County's General Plan.

Although the Project is not consistent with the City's Planning designation outside its Sphere of Influence, implementation of the Project would not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning.				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *General Plan Land Use Designations – Zoning Consistency Guidelines; Map My County, Appendix A; Ordinance No. 348; and Figure 3, Aerial Photo.*

Findings of Fact:

a) *Would the Project be consistent with the site's existing or proposed zoning?*

Less Than Significant Impact

The current zoning classification for the Project site is R-A-5. Change of Zone No. 07901 (CZ07901) would change this classification from R-A-5 to R-1. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. The Project, as designed, meets the zoning development standards contained in Ordinance No. 348, in terms of heights, setbacks, lot coverage, parking and landscaping.

Therefore, implementation of the proposed Project will be consistent with the zoning as proposed with the approval of CZ07901. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project be compatible with existing surrounding zoning?*

No Impact

The zoning classification on the Project site is Residential Agricultural, 5-acre minimum (R-A-5) and is proposed to be modified to One Family Dwelling (R-1). The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan.

The zoning classifications surrounding the Project are:

- **North:** One-Family Dwelling 18,000 square foot minimum (R-1-18000) and One-Family Dwelling 12,000 square foot minimum (R-1-12000)
- **South:** One Family Dwelling (R-1)
- **East:** One Family Dwelling (R-1)
- **West:** One Family Dwelling (R-1)

The Project's zoning classification of R-1 will be consistent with the surrounding development zoning classifications. No impacts are anticipated. No mitigation is required.

c) *Would the Project be compatible with existing and planned surrounding land uses?*

No Impact

CZ07901 proposes to change the current zoning classification of the Project site from R-A-5 to R-1. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. The zoning classifications surrounding the Project site are shown in above in Section 28.b.

The Project's zoning classification of R-1 will be consistent with the surrounding development zoning classifications. Not all of the surrounding area is developed; however, once developed, it will be at a MDR/R-1 density. Therefore, Project will be compatible with existing and planned surrounding land uses. No impacts are anticipated. No mitigation is required.

d) *Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?*

Less Than Significant Impact

The Project site currently has a General Plan Land Use Plan designation of Medium Density Residential (MDR, 2 – 5 dwelling units/acre). The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. According to the RCIP General Plan Land Use Designations – Zoning Consistency Guidelines, the R-1 designation is “highly consistent” with the General Plan Land Use Plan designation of MDR.

The Project is not located within a specific plan area; therefore, this is not applicable.

The Project will be consistent with the land use designations and policies of the General Plan. Any impacts are considered less than significant. No mitigation is required.

- e) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

No Impact

The Project is consistent with the existing General Plan Land Use Plan designations, zoning classifications (upon approval of CZ07901), developed and proposed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. The area surrounding the Project is either currently developed with residential development, or is planned for these types of uses. Based on this information, Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) because the project site is not adding additional roads in between developed parcels. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES. Would the Project:

29. Mineral Resources.

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(s): *General Plan, Multipurpose Open Space Element, Figure OS-6, “Mineral Resources Area” (p. OS-41); Map My County, Appendix A; and Project Site Visit – February 17, 2017 by Matthew Fagan.*

Findings of Fact:

- a) *Would the Project 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?*

No Impact

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

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits;
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits;
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits;
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined; and
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include single-family residential uses in an area where these uses currently exist, and will be the predominant future uses in the area. Therefore, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts are anticipated. No mitigation is required.

b) Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact

The existing General Plan Land Use Plan Designation on the site is Medium Density Residential (MDR, 2-5 units per acre). The General Plan Land Use Plan designations surrounding the Project site are:

- **North:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **South:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **East:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
- **West:** Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)

The zoning classification on the Project site is Residential Agricultural, 5-acre minimum (R-A-5) and is proposed to be modified to One Family Dwelling (R-1). The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan.

The zoning classifications surrounding the Project site are:

- **North:** One-Family Dwelling 18,000 square foot minimum (R-1-18000) and One-Family Dwelling 12,000 square foot minimum (R-1-12000)
- **South:** One Family Dwelling (R-1)
- **East:** One Family Dwelling (R-1)
- **West:** One Family Dwelling (R-1)

Therefore, implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, as the General Plan

and zoning do not delineate a locally-important mineral resource recovery site. There is no specific plan or other land use plan that apply to the Project. No impacts are anticipated. No mitigation is required.

c) *Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?*

No Impact

Based on a Project Site Visit – February 17, 2017 by Matthew Fagan, it was observed that the Project site is not adjacent to a State classified or designated area or existing surface mines. Therefore, implementation of the proposed Project will not result in an incompatible land use located adjacent to a State classified or designated area or existing surface mines. No impacts are anticipated. No mitigation is required.

d) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

No Impact

Based on a Project Site Visit – February 17, 2017 by Matthew Fagan, it was observed that the Project is not located adjacent to an existing surface mine or a quarry. Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE. Would the Project result in:

Definitions for Noise Acceptability Ratings.

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise.

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

NA A B C D

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

NA A B C D

Source(s): SWAP Figure 5, *Southwest Plan Airport Influence Area* (p. 42); and **Figure 3, Aerial Photo.**

Findings of Fact:

- 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?

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located approximately 8.5 miles to the northwest of the Project site. The outer zone of the airport influence area for the French Valley Airport is approximately 5.5 miles from the Project site. Therefore, this criterion is not applicable to the Project. No impacts are anticipated. No mitigation is required.

- 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?

No Impact

Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip or heliport. The closest helipad would be located at the Temecula Valley Hospital, approximately 3.25 miles to the northwest of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Railroad 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(s): SWAP, Figure 7, "Southwest Area Plan Circulation," (p. 52).

Findings of Fact:

No Impact

There are no railroad lines in proximity to the Project. The nearest active rail line is the Metrolink, located in Perris, CA, approximately 23+ miles to the north of the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise.

NA A B C D

Source(s): Google Maps

Findings of Fact:

There are no highways in proximity to the Project. The nearest highway is SR79 South, which is located approximately 1.63 miles to the north of the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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33. Other Noise.

NA A B C D

Source(s): Map My County, Appendix A.

Findings of Fact:

No Impact

The proposed Project is not anticipated to be affected by other types of noise as listed above and below (Sections 30, 31, 32, and 34). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Noise Effects on or by the Project.

a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?

b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): N/A, Appendix I.

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

No permanent increases in ambient noise levels are anticipated during the construction phase of the Project. Construction by its nature is temporary. Construction related impacts to ambient noise levels are addressed below in Section 34.b).

Operational noise sources would be those typically associated with single-family residences (automobiles, landscaping equipment, occasional parties). The Project site is located in an area with existing and proposed single-family residences. Hence, there will be compatibility with the surrounding uses in terms of noise levels. Residential land uses are typically quiet in nature. Any impacts are considered less than significant.

The Project may provide noise attenuation from I-15 (once constructed) to the existing residences to the west of the Project. This is seen as a beneficial aspect of the Project.

Based on this information, the Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. No mitigation is required.

- b) *Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

Due to the proximity of adjacent residences, immediately west of the Project site, the potential exists for significant temporary noise impacts from the proposed Project. Temporary increases in ambient noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. Precautions are taken to ensure the safety construction workers.

Temporary increases in ambient noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. Precautions are taken to ensure the safety construction workers.

To control noise impacts associated with the construction of the proposed Project, the County has established limits to the hours of operation. Section 9.52.020 of the County's Noise Regulation ordinance, indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County's General Plan nor Zoning Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

This construction noise analysis was prepared using reference noise level measurements taken by Urban Crossroads, Inc. to describe the typical construction activity noise levels for each stage of Project construction. The construction reference noise level measurements represent a list of typical construction activity noise levels. Noise levels generated by heavy construction equipment can range from approximately 62 dBA to in excess of 80 dBA when measured at 50 feet. However, these

noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 80 dBA measured at 50 feet from the noise source to the receiver would be reduced to 74 dBA at 100 feet from the source to the receiver, and would be further reduced to 68 dBA at 200 feet from the source to the receiver. The construction stages used in the *NIA* are consistent with the data used to support the construction emissions in the *Tentative Tract Map No. 36644 Air Quality Impact Analysis*, prepared by Urban Crossroads, Inc., February 21, 2017 (**Appendix C**).

Construction Noise Levels

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites. **Table 34-1, Construction Reference Noise Levels**, provides a summary of the construction reference noise level measurements. Since the reference noise levels were collected at varying distances, all construction noise level measurements presented on **Table 34-1, Construction Reference Noise Levels**, have been adjusted to describe a common reference distance of 50 feet (reference Noise Levels @ 50 Feet (dBA Leq)).

**Table 34-1
Construction Reference Noise Levels**

ID	Noise Source	Reference Distance From Source (Feet)	Reference Noise Levels @ Reference Distance (dBA Leq)	Reference Noise Levels @ 50 Feet (dBA Leq)⁶
1	Truck Pass-Bys & Dozer Activity ¹	30'	63.6	59.2
2	Dozer Activity ¹	30'	68.6	64.2
3	Construction Vehicle Maintenance Activities ²	30'	71.9	67.5
4	Foundation Trenching ²	30'	72.6	68.2
5	Rough Grading Activities ²	30'	77.9	73.5
6	Residential Framing ³	30'	66.7	62.3
7	Water Truck Pass-By & Backup Alarm ⁴	30'	76.3	71.9
8	Dozer Pass-By ⁴	30'	84.0	79.6
9	Two Scrapers & Water Truck Pass-By ⁴	30'	83.4	79.0
10	Two Scrapers Pass-By ⁴	30'	83.7	79.3
11	Scraper, Water Truck, & Dozer Activity ⁴	30'	79.7	75.3
12	Concrete Mixer Truck Movements ⁴	50'	71.2	71.2
13	Concrete Paver Activities ⁵	30'	70.0	65.6
14	Concrete Mixer Pour & Paving Activities ⁵	30'	70.3	65.9
15	Concrete Mixer Backup Alarms & Air Brakes ⁵	50'	71.6	71.6
16	Concrete Mixer Pour Activities	50'	67.7	67.7

¹ As measured by Urban Crossroads, Inc. on 10/14/15 at a business park construction site located at the northwest corner of Barranca Parkway and Alton Parkway in the City of Irvine.

² As measured by Urban Crossroads, Inc. on 10/20/15 at a construction site located in Rancho Mission Viejo.

³ As measured by Urban Crossroads, Inc. on 10/20/15 at a residential construction site located in Rancho Mission Viejo.

⁴ As measured by Urban Crossroads, Inc. on 10/30/15 during grading operations within an industrial construction site located in the City of Ontario.

⁵ Reference noise level measurements were collected from a nighttime concrete pour at an industrial construction site, located at 27334 San Bernardino Avenue in the City of Redlands, between 1:00 a.m. to 2:00 a.m. on 7/1/15.

⁶ Reference noise levels are calculated at 50 feet using a drop off rate of 6 dBA per doubling of distance (point source).

Construction Noise Analysis

Table 34-2, Unmitigated Construction Equipment Noise Level Summary (dBA Leq), below, provides a summary of the noise levels from each stage of construction at each of the sensitive receiver locations. Based on the reference construction noise levels, the Project-related construction noise levels when the peak reference noise level is operating at a single point nearest the sensitive receiver location from the center of construction activity will range from 52.9 to 71.2 A-weighted decibel equivalent continuous level (dBA Leq) at the sensitive receiver locations in the County of Riverside. **Figure 14, Sensitive Receptor Locations**, shows the construction activity noise source location and the distance to each nearby sensitive receiver location. Receiver Location R3 analysis will represent the worst-case scenario for construction noise associated with the roadway extension components of the Project.

**Table 34-2
Unmitigated Construction Equipment Noise Level Summary (dBA Leq)**

Receiver Location ¹	Construction Phase Hourly Noise Level (dBA Leq)					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Peak Activity ²
R1	52.9	52.9	41.5	44.9	40.8	52.9
R2	67.3	67.3	55.9	59.3	55.2	67.3
R3	70.6	70.6	59.2	62.7	58.5	70.6
R4	71.2	71.2	59.8	63.2	59.1	71.2
R5	58.5	58.5	47.1	50.5	46.4	58.5

¹ Noise receiver locations are shown on **Figure 14, Sensitive Receptor Locations**.

² Estimated construction noise levels during peak operating conditions.

Table 34-3, Construction Noise Level Compliance (dBA Leq), below, shows the peak construction noise levels at the potentially impacted receiver locations approaching 71.2 dBA Leq will satisfy the 85 dBA Leq significance threshold during temporary Project construction activities. Therefore, the unmitigated noise impact due to Project construction is considered less than significant. No mitigation is required.

**Table 34-3
Construction Noise Level Compliance dBA Leq)**

Receiver Location ¹	Construction Noise Levels (dBA Leq)		
	Peak Activity ²	Threshold ³	Threshold Exceeded? ⁴
R1	52.9	85	No
R2	67.3	85	No
R3	70.6	85	No
R4	71.2	85	No
R5	58.5	85	No

¹ Noise receiver locations are shown on **Figure 14, Sensitive Receptor Locations**.

² Estimated construction noise levels during peak operating conditions, as shown on **Table 35-2, Unmitigated Construction Equipment Noise Level Summary (dBA Leq)**.

³ Construction noise level threshold as shown on Table 4-2, Significance Criteria Summary, of the NIA.

⁴ Do the estimated Project construction noise levels meet the construction noise level thresholds?

The Project will result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project; however, these impacts considered less than significant. No mitigation is required.

- c) *Would the Project result in the 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?*

Less Than Significant Impact with Mitigation Incorporated

The County of Riverside has a maximum 65 A-weighted decibel critical noise equivalent level (dBA CNEL) exterior noise level standard and a maximum 45 dBA CNEL interior noise level criteria.

Exterior Noise

To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, **Mitigation Measure MM N-1** is required to reduce exterior noise affecting the Project

Mitigation Measure N-1:

Prior to building permit issuance; the applicant shall submit wall plans which contain the following design:

- *A minimum 7-foot high noise barrier for the outdoor living areas (backyards) of lots 1 to 4 adjacent to Anza Road; and*
- *A minimum 6-foot high noise barrier for the outdoor living areas (backyards) of lots 31 to 35 adjacent to Anza Road.*

Walls shall be installed as required, prior to occupancy.

With the recommended noise barriers incorporated as design features to the Project, future mitigated exterior noise levels will range from 58.6 to 64.5 dBA CNEL. The recommended noise barriers will satisfy the County of Riverside 65 dBA CNEL exterior noise level standards. Any impacts are considered less than significant with mitigation incorporated into the Project design. No additional mitigation is required.

Interior Noise

To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots adjacent to Anza Road and Butterfield Stage Road will require a Noise Reduction (NR) of up to 28.6 dBA and a "windows closed" condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards for residential land use the Project shall implement the following, or equivalent, **Mitigation Measure MM N-2** to reduce interior noise affecting the Project.

Mitigation Measure MM N-2:

Prior to building permit issuance, the applicant shall submit plans which incorporate the following design:

- **Windows:**
 - *All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have the following minimum sound transmission class (STC) ratings:*
- *Lots 1 to 4 and 31 to 35 adjacent to Anza Road require upgraded windows with a minimum STC rating of 32.*
- *All other lots require standard windows with a minimum STC rating of 27.*
- *Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.*
- *Walls: At any penetrations 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.*
- *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.*
- *Attic: Attic vents should be oriented away from Anza Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.*
- *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) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.*

- **Furnishings:** All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

All items above shall be installed as required, prior to occupancy.

With incorporation of the interior noise mitigation measures above, the proposed Project shall satisfy the County of Riverside 45 dBA CNEL interior noise level standards for residential development. While not required, the N/A recommends an interior noise level design goal of 40 dBA CNEL using upgraded second floor windows with a minimum Sound Transmission Class (STC) rating of 36 for lots facing Anza Road.

Mitigation: Compliance with the Mitigation Measure **Mitigation Measure MM N-1** and Mitigation Measure **Mitigation Measure MM N-2**.

Monitoring: Mitigation monitoring shall be performed by the Building and Safety Department.

The Project will not result in the 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. Any impacts are considered less than significant with mitigation incorporated.

- d) *Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

Less Than Significant Impact

Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed.

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. The proposed Project's construction activities most likely to cause vibration impacts are:

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to building, the vibration is usually short-term and is not of sufficient magnitude to cause building damage. It is not expected that heavy equipment such as large bulldozers would operate close enough to any residences to cause a vibration impact; and
- Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. Using the vibration source level of construction equipment provided on **Table 34-4, Vibration Source Levels for Construction Equipment**, below, and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. **Table 34-5, Construction Equipment Vibration Levels**, below, presents the expected Project related vibration levels at each of the sensitive receiver locations.

Table 34-4

Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 20

Based on the reference vibration levels provided by the FTA, a large bulldozer represents the peak source of vibration with a reference velocity of 0.089 in/sec Peak Particle Velocity (PPV) at a distance of 25 feet. At distances ranging from 131 to 609 feet from the Project site, construction vibration velocity levels are expected to approach 0.007 in/sec PPV, as shown on **Table 34-5, Construction Equipment Vibration Levels**, below. In order to assess the human perception of vibration levels in PPV, the velocities are converted to RMS vibration levels based on the Caltrans *Transportation and Construction Vibration Guidance Manual* conversion factor of 0.71. **Table 34-5, Construction Equipment Vibration Levels**, below, shows the construction vibration levels in RMS are expected to approach 0.005 in/sec RMS at the nearby receiver locations. Based on the County of Riverside vibration standard of 0.01 in/sec RMS, the proposed Project construction activities will not include or require equipment, facilities, or activities that would result in a barely perceptible human response (annoyance), and therefore, the construction-related vibration impacts are considered less than significant.

The vibration levels due to Project construction do not represent vibration levels capable of causing building damage to nearby residential homes. The FTA identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. The peak Project- construction vibration levels shown on **Table 34-5, Construction Equipment Vibration Levels**, below, approaching 0.007 in/sec PPV, will not exceed the FTA vibration levels for building damage at the residential homes near the Project site. Receiver Location R3 analysis will represent the worst-case scenario for construction vibration associated with the roadway extension components of the Project. Further, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period, but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. Construction at the Project site will be restricted to daytime hours consistent with County requirements thereby eliminating potential vibration impact during the sensitive nighttime hours.

**Table 34-5
Construction Equipment Vibration Levels**

Receiver ¹	Distance To Const. Activity (Feet)	Receiver PPV Levels (in/sec) ²					RMS Velocity Levels (in/sec) ³	Threshold Exceeded? ⁴
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	609'	0.000	0.000	0.001	0.001	0.001	0.001	No
R2	206'	0.000	0.001	0.003	0.004	0.004	0.003	No
R3	140'	0.000	0.003	0.006	0.007	0.007	0.005	No
R4	131'	0.000	0.003	0.006	0.007	0.007	0.005	No
R5	566'	0.000	0.000	0.001	0.001	0.001	0.001	No

¹ Receiver locations are shown on **Figure 14, Sensitive Receptor Locations**.

² Based on the Vibration Source Levels of Construction Equipment included on **Table 34-1, Construction Reference Noise Levels**.

³ Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans

Transportation and Construction Vibration Guidance Manual, September 2013.

⁴ Does the peak vibration exceed the maximum acceptable vibration threshold?

Therefore, based on this information, Project will result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels; however, these impacts considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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POPULATION AND HOUSING. Would the Project:

35. Housing.

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

Source(s): Project Site Visit – February 17, 2017 by Matthew Fagan; *Map My County, Appendix A; General Plan Land Use Designations – Zoning Consistency Guidelines; Figure 3, Aerial Photo*; and EIR 521 (p. 4.3-3).

Findings of Fact:

- a) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant. There are no structures or housing on the site. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

- b) *Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?*

No Impact

The proposed Project is a residential subdivision. Based on the setting for the Project, and the range of lot sizes (7,200 sq. ft. – 18,197 sq. ft.) it is anticipated that the proposed Project would contribute to the supply of homes for those with above moderate income. It would not provide housing affordable to those with lower income. Therefore, implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. No impacts are anticipated. No mitigation is required.

- c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant. Therefore, implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

- d) *Would the Project affect a County Redevelopment Project Area?*

No Impact

Since the dissolution of redevelopment areas statewide, there are no longer any County Redevelopment Project Areas that will be affected. Therefore, implementation of the proposed Project cannot affect a County Redevelopment Project Area. No impacts are anticipated. No mitigation is required.

- e) *Would the Project cumulatively exceed official regional or local population projections?*

Less Than Significant Impact

The Project proposes 35 single-family residences on 12.9 acres (gross), and would have a build-out population of approximately 107 persons (based on 3.06 persons per single-family residential household). The existing General Plan Land Use Plan designation of Medium Density Residential (MDR), 2-5 dwelling units/acre could allow a population ranging from approximately 82 people (at the bottom of the density range), up to 204 people (at the top of the density range).

The Project is consistent with the General Plan, and the proposed CZ07901 will serve to implement the General Plan. Any growth forecasts anticipated in the General Plan would not be modified. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. Any impacts would be considered less than significant. No mitigation is required.

- f) *Would the Project 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)?*

Less Than Significant Impact

The Project proposes 35 single-family residences on 12.9 acres (gross), and would have a build-out population of approximately 107 persons (3.06 persons per single-family residential household). The existing General Plan Land Use Plan designation of MDR, 2-5 dwelling units/acre could allow a population ranging from approximately 82 people (at the bottom of the density range), up to 204 people (at the top of the density range). The proposed 35 single-family dwelling units will directly induce population growth to the area.

The Project is consistent with the General Plan Land Use Plan designation of MDR. The Project is proposing an intensification of population and housing that was clearly anticipated under the General Plan Land Use Plan designation of MDR. Site infrastructure will be built as part of this Project; however new infrastructure systems, upgrades or modifications are needed (reference discussions in Sections 44, 47, 48, and 50 of this document) to serve the Project.

Based on this, implementation of the Project will not induce substantial population growth in an area, either directly (for example, by proposing new homes, and businesses, road extensions, etc.) or indirectly (for example, through extension of roads or other infrastructure). Any impacts would be considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

36. Fire Services.

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program).

Findings of Fact:

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 fire services?

Less Than Significant Impact

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. DIF for single family residential for fire protection will be required prior to the issuance of a certificate of occupancy. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): Ordinance No. 659.

Findings of Fact:

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 sheriff services?

Less Than Significant Impact

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate Development Impact Fee (DIF) set forth in the Ordinance.

Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services, are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): EIR No. 521 for General Plan No. 960 (p. 4.17-61); and Temecula Valley Unified School District website.

Findings of Fact:

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 schools?

Less Than Significant Impact

The proposed Project is located within the boundaries of the Temecula Valley Unified School District (TVUSD). The following student generation factors are utilized by TVUSD:

- Elementary school: 0.369/dwelling unit
- Middle school: 0.201/dwelling unit
- High school: 0.246/dwelling unit

Based on 35 residential units, the Project will generate the following number of students, below. In practical terms, these numbers would be added to other projects; since you cannot have a "fraction" of a student.

- Elementary school: 12.9
- Middle school: 7.03
- High school: 8.61

Impacts to TVUSD facilities will be offset through the payment of impact fees to the TVUSD, which are in effect prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. After payment of the impact fee, any impacts will be considered less than significant. No additional mitigation is required.

In addition, Measure Y ballot initiative was approved by 63 percent of voters of the Temecula Valley Unified School District in November 2012. Measure Y makes available \$165 million from property taxes to acquire, construct and reconstruct school facilities, and provide for supporting infrastructure at existing school sites throughout the District. The funds come from issuance of a series of bonds to occur four times over approximately ten years. The first series of bonds was issued in February 2013 for \$35 million.

Since the time the initiative was approved, the funds made available by Measure Y have been budgeted to address the most critical building needs of the District. These needs, identified in the Master Facility Plan and Bond Project List were prioritized through a weighing of numerous factors, including health, safety and security, regulatory and legal compliance issues, technology needs, educational program

enhancements, projected enrollment growth, and the District's Mission, Vision, and Core Values. Each January, updates to the project list are taken to the TVUSD Board for approval. In this way, long-term maintenance needs are addressed. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ordinance No. 659.

Findings of Fact:

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 libraries?

Less Than Significant Impact

Library impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries, are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): Riverside County General Plan EIR website.

Findings of Fact:

Less Than Significant Impact

The Project proposes 35 single-family residences on 12.9 acres (gross), and would have a build-out population of approximately 107 persons (based on 3.06 persons per single-family residential household). The existing General Plan Land Use Plan designation of Medium Density Residential (MDR), 2-5 dwelling units/acre could allow a population ranging from approximately 82 people (at the bottom of the density range), up to 204 people (at the top of the density range). This increase in population to the Project area will create a need for additional health and medical services.

The Riverside County General Plan EIR states that impacts to medical facilities will be significant as a result of population increase. The following General Plan EIR Mitigation Measure (4.15.7A) was adopted with the County's General Plan in 2003 to aid in the reduction of significant impacts: Mitigation Measure (4.15.7A):

Riverside County shall perform a periodic medical needs assessment to evaluate the current medical demand and level of medical service provided within each Area Plan. A periodic medical needs assessment shall be conducted every three years.

As the County's population grows, new medical facilities will be required to provide health and medical services for an expanded population. Since the Project as proposed is consistent with the existing County's General Plan Land Use Plan designation of Medium Density Residential (MDR), 2-5 dwelling units/acre, the proposed Project would not impact the County-wide health and medical facilities to a greater degree than was anticipated in the Riverside County General Plan.

Medical offices, urgent care clinics, local medical services, hospital beds and major facilities, such as trauma units and emergency rooms are available within proximity of the Project site. This fact, coupled with the Periodic Medical Needs Assessment, which is required by Mitigation Measure 4.15.7A of the County General Plan EIR, can ensure that adequate health and medical services are available to the Project residents. Based on this analysis, the potential impacts related to health services are considered less than significant. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION.				
41. Parks and Recreation.				
a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ordinance No. 460, Section 10.35 (Regulating the Division of Land — Park and Recreation Fees and Dedications); Ordinance No. 659; Parks and Open Space Department Review; and County Service Area website.

Findings of Fact:

- 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?*

Less Than Significant Impact

The Project proposes 35 single-family residences on 12.9 acres (gross) and would have a build-out population of approximately 107 persons (based on 3.06 persons per single-family residential household). This increase in population to the Project area will have a direct impact upon recreational facilities. Lot 36 is a 1.8-acre open space/water quality lot which includes 0.06 acres of recreational turf. No additional recreational facilities are provided on-site. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

- “A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map;
- B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land;
- C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that three acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes.”

The Project would generate the need for approximately 0.56 acres (at 5 acres per 1,000 persons). Since no facilities are provided on-site, the payment of in-lieu fees will be required, prior to final map approval.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to parks. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Payment of the DIF is required and is not considered unique mitigation under CEQA.

Impacts from implementation of the proposed Project that would construction or expansion of recreational facilities which might have an adverse physical effect on the environment, are considered incremental, and less than significant after payment of in-lieu parkland fees and the DIF. No mitigation is required.

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?*

Less Than Significant Impact

Please reference the discussion in Section 41.a, above. The proposed Project will use existing neighborhood or regional parks or other recreational facilities. These impacts as anticipated in the General Plan, based on the General Plan Land Use Map designation of Medium Density Residential (MDR). Impacts are considered incremental, and less than significant after payment of in-lieu parkland fees and the DIF, such that substantial physical deterioration of the facility would not occur or be accelerated. No mitigation is required.

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)?*

Less Than Significant Impact

The Project is located in County Service Area 152 (CSA 152). CSAs are an alternative method of providing governmental services by the County within unincorporated areas to provide extended services such as sheriff protection, fire protection, local park maintenance services, water and sewer services, ambulance services, streetlight energy services, landscape services and street sweeping. The governing body, which is established by law to administer the operation of CSAs, is the Riverside County Board of Supervisors.

The Project would generate the need for approximately 0.56 acres (at 5 acres per 1000). Since no facilities are provided on-site, the payment of in-lieu fees will be required, prior to final map approval.

Since the Project is located in a CSA and is subject to Quimby Fees, any impacts would be incremental. Impacts would be considered less than significant after payment of in-lieu parkland fees. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System* (p. 54).

Findings of Fact:

No Impact

A Combination Trail (Regional Trail / Class I Bike Path) is required on Anza Road pursuant to the Southwest Area Plan. It is anticipated that this trail will be installed on the south side of Anza Road, across the street from the Project. Therefore, implementation of the proposed Project will not impact recreational trails. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC. Would the Project:				
43. Circulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System* (p. 54); Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County Of Riverside); *Tentative Tract Map No. 36644 Trip Generation Evaluation*, prepared by Urban Crossroads, Inc., September 30, 2016 (*TGE, Appendix J*); Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Project conditions of approval.

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The County of Riverside General Plan Circulation Element establishes a Level of Service (LOS) policy, which are based on peak hour intersection operations. The definition of an intersection deficiency has been obtained from the *General Plan*. The *General Plan* states that peak hour intersection operations of Level of Service C or better are generally acceptable along all County maintained roads and conventional state highways. As an exception, Level of Service D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, conventional state highways or freeway ramp intersections.

A trip generation analysis was prepared: *Tentative Tract Map No. 36644 Trip Generation Evaluation*, prepared by Urban Crossroads, Inc., September 30, 2016 (*TGE*, **Appendix J**). In accordance with the Riverside County Transportation Department Traffic Impact Analysis Preparation Guidelines (April 2008), certain projects, because of their size, nature, or location, are exempt from the requirement of preparing a traffic impact analysis. This includes any use which can demonstrate, based on the most recent edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE) or other approved trip generation data, it is forecast to generate less than 100 vehicle trips during the peak hours.

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. The trip generation rates used for the *TGE* were based upon information collected by the ITE as provided in their Trip Generation manual (9th Edition, 2012). The ITE Trip Generation manual is a nationally recognized source for estimating site specific trip generation.

The ITE Single Family Detached Residential land use (ITE Land Use Code 210) has been utilized for the purposes of the *TGE*. Trip generation rates and the daily and peak hour trip generation for proposed Project are shown in **Table 43-1, Proposed Project Trip Generation Summary**, below. The proposed Project is anticipated to generate a net total of approximately 333 based trip-ends per day with 26 based AM peak hour trips and 35 based PM peak hour trips.

**Table 43-1
Proposed Project Trip Generation Summary**

Land Use	Units ¹	ITE LU Code	AM Peak Hour			PM Peak Hour			Weekday Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Single Family Detached Residential	DU	210	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Land Use	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Weekday Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary:									
TTM No. 36644	DU	35	7	20	26	22	13	35	333

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Ninth Edition (2012).

Based on this information, no additional analysis necessary based on the County's Traffic Impact Analysis Preparation Guide (April 2008) as the Project is anticipated to generate fewer than 50 peak hour trips. Typically, single family residential tracts of less than 100 lots are exempt from Traffic Impact Analysis requirements (per Board of Supervisor's action November 5, 1996). The contribution of the Project's traffic to near-by intersections (whether the intersections are currently operating at an acceptable or unacceptable level of service) is considered less than significant as the Project contributes less than 50 peak hour trips.

This is consistent with, and implements the General Plan Circulation Element requirements. Therefore, the Project does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system.

RTA Route 24 provides bus service; however, it is not located in the immediate vicinity of the Project site. At its closest point, Route 24 stops at the Walmart on Temecula Parkway, approximately 2.1 miles northwest of the Project site. Please reference **Figure 15, RTA Route Map**. The Project proposes no changes to this routing. According to *SWAP* Figure 8, Southwest Area Plan Trails and Bikeway System, a combination trail is located on Anza Road. The Project will also be served by sidewalks. Bicycle lanes will be provided. This takes 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.

In addition, the developer will be required to pay the County of Riverside's Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative environmental effects generated by new development projects.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to transportation/traffic resources. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to transportation/traffic resources. This is reflected in Ordinance No. 824. Prior to the issuance of a certificate of occupancy, the Project applicant shall

comply with the provisions of Ordinance No. 824, which requires payment of the appropriate fees set forth in the Ordinance.

These are standard conditions, and are not considered mitigation for CEQA implementation purposes.

Therefore, the Project will not 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. Payment of TUMF and DIF fees will minimize any impacts remain at a less than significant level. No additional mitigation is required.

- b) *Would the Project 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?*

Less Than Significant Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011. Interstate 15 is included in the CMP.

The Riverside County Transportation Commission (RCTC) CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required.

Some of the vehicle trips generated by the development on the Project site will connect to the CMP network at Interstate 15, and development associated with the proposed Project may add an additional increment of traffic to the designated CMP network. The proposed Project is estimated to result in 333 daily vehicle trips. While this does represent an increase in trips, the County has determined that this increase is not considered cumulatively considerable due to the small percentage increase. Any impacts would be less than significant.

- c) *Would the Project 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?*

No Impact

The closest airport is the French Valley Airport, which is located approximately 8.5 miles to the northwest of the Project site. The outer zone of the airport influence area for the French Valley Airport is approximately 5.5 miles from the Project site. Based on this distance, implementation of the Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts are anticipated. No mitigation is required.

- d) *Would the Project alter waterborne, rail or air traffic?*

No Impact

The closest airport is the French Valley Airport, which is located approximately 8.5 miles to the northwest of the Project site. The outer zone of the airport influence area for the French Valley Airport is approximately 5.5 miles from the Project site. Based on this distance, implementation of the Project will not alter air traffic. There are no railroad lines in proximity to the Project. The closest active rail line is the Metrolink, located in Perris, CA, approximately 23+ miles to the north of the Project site. Lastly, waterborne traffic does not exist in proximity to the Project site. Therefore, implementation of the proposed Project will not alter waterborne, rail, or air traffic. No impacts are anticipated. No mitigation is required.

- e) *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

No Impact

Roadway improvements are proposed along the Anza Road frontage, internal to TR36644 on "A" Street and "B" Street, Anza Road (westerly from the Project site), and Anza Road (easterly from the Project site, then northerly to Rio Linda Road). Roadways will be installed in conformance with Ordinance No. 461, and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts are anticipated. No mitigation is required.

- f) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The Project will result in an incremental impact for additional roadway maintenance; however, it will not result in any impact to new roadway maintenance (Anza Road, Rio Linda Road, and on-site) because the Project results in a limited increase in traffic, as discussed in Section 43.a, above. Anza Road and Rio Linda Road will be assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Therefore, any impacts from the Project are considered less than significant. No mitigation is required.

- g) *Would the Project cause an effect upon circulation during the Project's construction?*

Less Than Significant Impact

Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No mitigation is required.

- h) *Would the Project result in inadequate emergency access or access to nearby uses?*

No Impact

The Project will take access from Anza Road and Rio Linda Road, both of which will be improved roadways at the time of occupancy. Anza Road will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. None of the Project components will create impacts that would result in inadequate emergency access or access to nearby uses. No impacts are anticipated and no mitigation is required.

- i) *Would the Project 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

RTA Route 24 provides bus service; however, it is not located in the immediate vicinity of the Project site. At its closest point, Route 24 stops at the Wal-Mart on Temecula Parkway, approximately 2.1 miles northwest of the Project site. The Project proposes no changes to this routing. According to SWAP Figure 8, Southwest Area Plan Trails and Bikeway System, a combination trail is located on Anza Road. The Project will also be served by sidewalks and bicycle lanes, which will be installed concurrently with Anza Road improvements. Therefore, implementation of the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, (p. 54).

Findings of Fact:

No Impact

A Combination Trail (Regional Trail / Class I Bike Path) is required on Anza Road Pursuant to SWAP. The trail will be installed on the south side of Anza Road, across the street from the Project. Therefore, implementation of the proposed Project will not impact bike trails. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES.

45. Tribal Cultural Resources

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:

a) 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.

Source(s): *Assembly Bill 52 (AB 52) Formal Notification (TR36644, CZ07901)*, prepared by County of Riverside, March 31, 2016 to the Cahuilla Band of Indians, Morongo Cultural Heritage Program, Pechanga Cultural Resources Department, Rincon Band of Luiseño Indians, Soboba Band Of Luiseño Indians, Colorado River Indian Tribes, and Agua Caliente Band of Cahuilla Indians (**Appendix D2**), *Pechanga Tribe Request for Consultation Pursuant to AB 52 for Tentative Tract Map No. 36644 and Change of Zone No. 7901*, received from Pechanga Band of Luiseño Indians, July 25, 2016 (**Appendix D3**), and *EIC Letter, Appendix D1*.

Findings of Fact:

a,b) *Is the Project 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 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?*

No Impact

Notifications were sent out to seven the following (7) tribes, pursuant to Assembly Bill 52 (AB 52):

1. Agua Caliente Band of Cahuilla Indians
2. Cahuilla Band of Indians
3. Colorado River Indian Tribes (CRIT}
4. Morongo Cultural Heritage Program
5. Pechanga Cultural Resources Department
6. Rincon Band of Luiseno Indians

7. Soboba Band of Luiseno Indians

None of the Tribes requested consultation.

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; or

(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 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).

The County did not receive any evidence from the Tribes, 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, the Project will not have a significant impact on tribal cultural resources in this regard.

Based upon analysis of records and prior archaeological studies of the property, it has been determined that there will be no impacts to physical cultural resources within the Project site. Based on the above, the Project’s potential impacts will not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code 21074. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS. Would the Project:

46. Water.

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

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

Source(s): Rancho California Water District Letter dated January 28, 2016: *Water Availability Tentative Tract Map No. 36644, Parcel No. 1 of Parcel Map No. 18204, APN 966-380-004 (Anza Butterfield Road 34, LLC) (RCWD Letter - Appendix K)*; and Rancho California Water District Urban Water Management Plan Update 2015 <http://www.ranchowater.com/DocumentCenter/View/2023> (2015 UWMP).

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The Project site fronts an existing 36-inch diameter water pipeline (1485 Pressure Zone) within Anza Road, and an existing 18-inch diameter recycled water pipeline. The proposed Project will tie into these lines, as indicated in the *RCWD Letter*. According to the *RCWD Letter*:

“Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water services/meters for domestic service, fire service, and landscape irrigation service, as applicable.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD.”

RCWD has prepared the Rancho California Water District 2015 Urban Water Management Plan (2015 UWMP).

RCWD currently obtains its water supplies from the following primary water sources:

- Local groundwater from the Temecula Valley Groundwater Basin;
- Imported State Water Project (SWP) water and Colorado River water from the Metropolitan Water District of Southern California (MWDSC) through 2 wholesale water agencies – Eastern Municipal Water District (EMWD) and Western Municipal Water District (WMWD); and
- Recycled water from both the RCWD and EMWD.

According to Table 4-6, Total Water Demands (2015 UWMP, p. 61), the following demands (in acre feet per year – AFY) are projected for the RCWD through the year 2040, at 5 year increments:

- 2020: 82,244 AFY
- 2025: 89,174 AFY
- 2030: 93,651 AFY
- 2035: 96,964 AFY
- 2040: 100,307 AFY

According to Table 6-15, Water Supplies – Projected (2015 UWMP, p. 136), the planned supplies (in acre feet per year – AFY) are projected for the RCWD through the year 2040, at 5 year increments:

- 2020: 93,414 AFY
- 2025: 99,660 AFY
- 2030: 102,639 AFY
- 2035: 104,410 AFY
- 2040: 106,986 AFY

As demonstrated, as the demand for water increases, the planned supply for the entire RCWD increases.

As stated on p. 11 of the 2015 UWMP, it is expected that RCWD will be able to meet 100% of its demand under every hydrologic scenarios: a normal water year, single-dry water year, and multiple-dry water years. In addition, RCWD will continue to implement its Water Facilities Master Plan (WFMP) and Capital Improvement Program (CIP), which provide for system redundancy and enhanced reliability of supply.

Based on this information, implementation of the proposed Project will not require, or result in, the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Any impacts are considered incremental, and less than significant. No mitigation is required.

- b) *Would the Project have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact

The Project site fronts an existing 36-inch diameter water pipeline (1485 Pressure Zone) within Anza Road, and an existing 18-inch diameter recycled water pipeline. The proposed Project will tie into these lines.

As demonstrated in Section 46.a, above, as the demand for water increases, the planned supply for the entire RCWD increases.

As stated on p. 11 of the 2015 UWMP, it is expected that RCWD will be able to meet 100% of its demand under every hydrologic scenarios: a normal water year, single-dry water year, and multiple-dry water years. In addition, RCWD will continue to implement its WFMP and CIP, which provide for system redundancy and enhanced reliability of supply.

According to the *RCWD Letter*, sufficient water supplies are available to serve the Project from existing entitlements and resources. No new or expanded entitlements are needed as a result of Project implementation. Any impacts are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. 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(s): Eastern Municipal Water District Will Serve Letter dated January 14, 2016: SAN53 – Will Serve TRACT MAP 36644 – APN: 966-380-004 (EMWD Letter - **Appendix L**); and Eastern Municipal Water District 2015 Urban Water Management Plan <https://www.emwd.org/home/showdocument?id=1506> (2015 EMWD UMWP).

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The Project is located within the boundaries of the EMWD. EMWD is responsible for all wastewater collection and treatment in its service area. It has four operational Regional Water Reclamation Facilities (RWRf) located throughout EMWD. The Project will be served by the Temecula Valley RWRf. Inter-connections between the local collections systems serving each treatment plant allow for operational flexibility, improved reliability, and expanded deliveries of recycled water. The Temecula Valley RWRf has a capacity of 20,200 AFY. The Temecula Valley RWRf treated 15,088 AFY of raw sewage in 2015. The Temecula Valley RWRf is currently running at approximately 74.7% of capacity.

The Project will extend a sewer line through Tract 34676, located directly to the west of the Project site, to the point of connection. If Tract 34676 is developed before TR36644, it will need to extend sewer and TR36644 will connect to these extensions. In addition, according to the *EMWD Letter*:

“Eastern Municipal Water District (EMWD) is willing to provide sewer service to the subject property. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations.”

Based on this information, implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities, or expansion of existing facilities, the

construction of which would cause significant environmental effects. Any impacts are considered incremental, and less than significant. No mitigation is required.

No septic system is proposed.

- b) *Would the Project 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?*

Less Than Significant Impact

Sufficient wastewater capacity is available to serve the Project from existing entitlements and resources and also discussed in Section 47.a, above. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste.				
a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; El Sobrante Landfill Website; Lamb Canyon Landfill Website; *E-mail correspondence on 2-16-17 with Ryan Ross, Principal Planner, Riverside County Department of Waste Resources, Appendix M*; Statewide Waste Characterization Study; and CALGreen Code 5.408.4.

Findings of Fact:

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

Less Than Significant Impact

The Project site is located about 37 miles south of the El Sobrante Landfill. The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit (SWFP) # AA-33-0217 issued on 09/09/2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. USA Waste must allot at least 28,000 tpw for County refuse. The SWFP allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle

trips. If needed, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of Non-County waste at 11,054 tpd. As of January 1, 2016, the landfill had a remaining in-County disposal capacity of approximately 57.5 million tons.² In 2015, the El Sobrante Landfill accepted a total of 717,804 tons of waste generated within Riverside County. The daily average for in-County waste was 2,338 tons during 2015. The landfill is expected to reach capacity in approximately 2057.

The Project site is also located about 37 miles south of the Lamb Canyon Landfill. The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of Interstate 10 and north of Highway 74. The Lamb Canyon Landfill is owned and operated by Riverside County. The Lamb Canyon Landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tons of refuse per day and had an estimated total disposal capacity of approximately 20.7 million tons.³ As of June 30, 2016, (beginning of day), the landfill had a total remaining capacity of approximately 10.7 million tons⁴. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029.⁵ From July 2015 to June 2016, the Lamb Canyon Landfill accepted a daily average volume of 1,718 tons and a period total of approximately 529,375 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site.

Based on this information, development of all phases of the Project would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No mitigation is required.

- 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)?*

Less Than Significant Impact

The County evaluates solid waste generation based on a per capita generation rate. A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development. 35 single-family residences are proposed.

- Average daily solid waste generation would be about 455 lbs. per day (0.23 tons).
- Annual average solid waste generation would be about 16,425 lbs. or about 8.21 tons per year.

Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be about 0.115 tons per day for disposal at either the El Sobrante Landfill or the Lamb Canyon Landfill. This is a daily increase of approximately 0.0014% at either landfill on an annual basis. Thus, the proposed Project will incrementally consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste.

According to the 2008 Statewide Waste Characterization Study, referenced on the California Department of Resources Recycling and Recovery (CalRecycle) website, construction and demolition (C&D) materials account for 29 percent of the waste stream. Many of these materials can be reused or recycled, thus prolonging our supply of natural resources and potentially saving

² 2015 El Sobrante Landfill Annual Report- Based on 143,845,837 tons remaining capacity (40% for in-County waste).

³ GASB 18_2016 – Engineering Estimate for total landfill capacity

⁴ GASB 18_2016 & Site Info

⁵ SWFP # 33-AA-0007

money in the process. The Study found that the 10 most prevalent material types of the commercial self-hauled waste stream by weight were lumber, asphalt roofing, gypsum board, and other ferrous metal that are readily recyclable and, together, account for about 39% of this waste stream. For purposes of this analysis it will be assumed that about four tons of construction waste will be generated per each residence and that a minimum of 50% of this construction waste will be diverted to recycle markets. Thus, it is assumed that about two tons of Project-related construction waste will be delivered to the area landfills. Based on 35 units, this equates to disposal of 280 tons of construction waste over a four-year period (2017 through 2020), or about 70 tons of construction waste per year on average.

In accordance with CALGreen Code 5.408.4, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing must be reused or recycled. As this is a mandatory requirement, no mitigation is required to ensure compliance. County Waste Management Department recognizes the burden that construction waste places on municipal landfills and has indicated that it will not clear final inspection without every effort having been made and verification thereof received by them to recycle, reuse, and/or reduce the amount of C&D materials that would otherwise be taken to a landfill. Waste streams to local landfills include large amounts of construction waste. Although maximum annual capacities at local landfills have not yet been exceeded, management of construction debris is critical both because Riverside County is one of the fastest growing counties in the state, and because putting reusable/recyclable material in landfills is a waste of both material resources and landfill space.

Based on the fact that no demolition is required as part of the proposed Project, construction waste reduction/diversion would be the focus of recycling/reuse. Because of increased construction recycling efforts resulting from CalGreen and other regulations, opportunities for construction recycling are becoming easier to find.

Riverside County Waste Management Department requires that the Project submit a Waste Recycling Plan (WRP) prior to issuance of building permits and demonstrable evidence of compliance with the WRP prior to issuance of occupancy permits. This will require the recycling, reuse, compost, and/or salvage of a minimum of 50% by weight of the material and/or waste generated on site during construction.

The Project will be required to comply with the following conditions of approval:

- Condition of Approval 80.WASTE.1 (MAP - WASTE RECYCLE PLAN – (WRP)); and Condition of Approval 90.WASTE.1 (MAP- WASTE REPORTING PLAN – WRP);

These are standard conditions, and are not considered unique mitigation pursuant to CEQA. The proposed Project would be consistent with the County Integrated Waste Management Plan. Any impacts would be less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. 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(s): Project Application Materials; and AQ *Analysis, Appendix C*; Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website.

Findings of Fact:

- a) *Would the Project impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Implementation of the proposed Project will have an incremental effect on electricity facilities from increased needs for 35 homes and associated landscaping. Since the proposed Project is consistent with the General Plan Land Use Plan designation of Medium Density Residential (MDR), and the zoning classification, as amended from Residential Agriculture, 5-acre minimum parcel size (R-A-5) to One Family Dwellings (R-1) for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. Electrical power exists directly adjacent to the Project site in the Morgan Hill residential development along Anza Road. The Project will extend utilities to the point of connection. If Tract 34676 is developed before TR36644, it will need to extend utilities and TR36644 will connect to these extensions.

Annual estimated electricity consumption, based on SCAQMD values for single-family residential units is 5,626 kilowatt (kW) per year. For the proposed 35 single-family residential units, annual energy consumption is estimated to be about 196,910 kW per year or about 197 megawatt (MW) per year. Adequate commercial electricity supplies are presently available in southern California to meet this forecast demand. Therefore, the Project will not impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects.

Any impacts are considered less than significant. No mitigation is required.

- b) *Would the Project impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Implementation of the proposed Project will have an incremental effect on natural gas facilities from increased needs for 35 homes. Since the proposed Project is consistent with the General Plan Land Use Plan designation of Medium Density Residential (MDR), and the zoning classification (as amended to R-1) for the proposed Project site, natural gas planning needs have been taken into consideration in the short- and long-term planning by Southern California Gas. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan.

The proposed Project will be connected to The Gas Company's natural gas distribution system. Connections are available directly adjacent to the Project site in the Morgan Hill residential development along Anza Road. The Project will extend utilities to the point of connection. If Tract 34676 is developed before TR36644, it will need to extend utilities and TR36644 will connect to these extensions. According to SCAQMD consumption data, new single-family units consume 6,665 cubic feet per month. Annual consumption of natural gas by the proposed 35 single-family residential units is forecast to be about 233 MCF (the term MCF equals 1,000 cubic feet) per year. Adequate commercial natural gas supplies are available to meet this forecast demand.

Therefore, the Project will not impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects.

Any impacts are considered less than significant. No mitigation is required.

- c) *Would the Project impact communications systems 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?*

Less Than Significant Impact

Implementation of the proposed Project will have an incremental effect on communication facilities from increased residences. Since the proposed Project is consistent with the General Plan Land Use Plan designation of Medium Density Residential (MDR), and the zoning classification (as amended to R-1) for the proposed Project site, natural gas planning needs have been taken into consideration in the, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. The Project will extend utilities to the point of connection. If Tract 34676 is developed before TR36644, it will need to extend utilities and TR36644 will connect to these extensions.

Therefore, the Project will not impact communication facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.

- d) *Would the Project impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. The proposed Project will not impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.

- e) *Would the Project impact street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Street lighting is proposed along the Anza Road frontage and internal to TR36644 on "A" Street and "B" Street. Street lighting will be installed in conformance with Ordinance No. 461, and will be installed concurrently with other Project utilities or infrastructure facilities. Street lights will be maintained by Southern California Edison. As discussed above, since the proposed Project is consistent with the General Plan Land Use Plan designation of Medium Density Residential (MDR), and the zoning classification, as amended from Residential Agriculture, 5-acre minimum parcel size (R-A-5) to One Family Dwellings (R-1) for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison.

Therefore, implementation of the proposed Project will not impact the street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are incremental, and are considered less than significant. No mitigation is required.

- f) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. Any impacts are incremental and considered less than significant. No additional mitigation is required.

- g) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County

and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc.

The Project site is located in Area Plan 19 – Southwest Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF set forth in the Ordinance.

Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for regional multi-service centers, are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Energy Conservation.				
a) Would the Project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials.

Findings of Fact:

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

No Impact

Refer to the discussion under Section 49 above. The Project would increase the site's demand for energy compared to its existing undeveloped state. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The Project will comply with all Title 24 energy conservation requirements. The Title 24 Building Energy Efficiency Standards were developed by the California Energy Commission and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. No conflict with any adopted energy conservation plans would occur if the proposed Project is implemented. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE.

51. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff review and Project Application Materials.

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

Implementation of the proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Please reference the discussion in Section 6 (Air Quality Impacts), and Section 34 (Noise Resources – Noise Effects on or by the Project). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

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

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Standard conditions will apply to the proposed Project.

Aesthetics

Implementation of the proposed Project would not contribute to cumulative visual resource or aesthetic impacts. The Project proposes several design measures to minimize light pollution. This Project and other projects in the County are required to comply with the County's light pollution ordinance, which is designed to eliminate cumulative light pollution impacts. The Project is in compliance with the County's zoning and design standards and guidelines, which regulate building design, mass, bulk, height, color, and compatibility with surrounding uses. Thus, the proposed Project would have a less than cumulatively considerable impact to aesthetics.

Agricultural Resources

Implementation of the proposed Project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

The South Coast Air Quality Management District's (SCAQMD) approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in Section 6, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed Project would be consistent with the Plan. As such, the Project would have a less than cumulatively considerable impact on air quality.

Biological Resources

The potential for the proposed Project to result in direct biological impacts is addressed through the payment of MSHCP Mitigation Fees pursuant to Ordinance No. 810.2 (An Ordinance of the County of Riverside to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee), as well as conduct a 30-day preconstruction survey for burrowing owls. Therefore, the proposed Project would have a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the Project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, standard conditions of approval would reduce the potential impacts associated with development on the Project site. Thus, the Project would have a less than cumulatively considerable impact.

Geology and Soils

Project-related impacts on geology and soils associated with development on the Project site are site-specific, and development on the site would not contribute to seismic hazards or soil erosion. Compliance with the California Building Code (CBC) requirements (as implemented through Ordinance No. 457) would result in decreased exposure to the risks associated with seismic activity. Therefore, the proposed Project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis provided in Section 21, Greenhouse Gas Emissions, analyzed the proposed Project's cumulative contribution to global climate change and determined that the Project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions. Thus, the Project would reduce overall greenhouse gas emissions on a cumulative basis.

Hazards and Hazardous Materials

The proposed Project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed Project and the WQMP and SWPPP prepared for the Project would protect the quality of water discharged from the site during both construction and operational activities. Therefore, the Project would have a less than cumulatively considerable impact on water quality. The site is not located within a flood hazard zone. Therefore, the proposed Project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed Project is consistent with the existing General Plan Land Use Plan designation of MDR. The current zoning classification for the Project site is R-A-5. Change of Zone 07901 (CZ 07901) would change this designation from R-A-5 to R-1. The change of zone from R-A-5 to R-1 will serve as consistency zoning with the General Plan Land Use Plan. Therefore, the Project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

The proposed Project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in Sections 30-34, Noise, operation of the proposed Project would comply with all applicable noise standards and would have less than significant direct impacts related to noise. Project construction could result in some noise disturbance; however, these impacts would be temporary and would be restricted to conform to the County Noise Ordinance standards. In addition, best management practices shall be implemented to reduce construction related noise. When the Project noise sources are added to the ambient noise sources in the Project area, any cumulative impacts will remain below established noise thresholds for construction and operation.

Population and Housing

Since the Project site is currently vacant, no housing units or people would be displaced and the construction of replacement housing is not required. The Project would not displace any houses or people requiring the construction of new housing elsewhere. The Project is consistent with the General Plan, and the proposed CZ 07901 will serve to implement the General Plan. Any growth forecasts anticipated in the General Plan would not be modified. Therefore, the Project would have a less than cumulatively considerable impact related to population and housing.

Public Services

Implementation of the proposed Project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, the Project applicant would be required to pay fees in accordance with Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program) to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed Project would have a less than cumulatively considerable impact on public services.

Recreation

The proposed Project will use existing neighborhood or regional parks or other recreational facilities. These impacts as anticipated in the General Plan, based on the General Plan Land Use Map designation of Medium Density Residential (MDR). Impacts are considered incremental and less than significant, after payment of in-lieu parkland fees and the DIF, such that substantial physical deterioration of the facility would not occur or be accelerated. Since the Project is located in a CSA and is subject to Quimby Fees, any impacts would be incremental. Impacts would be considered less than significant after payment of in-lieu parkland fees.

Transportation/Traffic

The CEQA Guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. The cumulative setting for the proposed Project includes the nearby development for opening year traffic conditions provided by County Traffic Engineering Staff. Cumulative traffic impacts are created as a result of a combination of the proposed Project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the Project. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact.

The Project will be required to pay fees in accordance with Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); and, Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program). These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. The Project will be required to comply with Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications). The Project's impacts to cumulative traffic conditions would be less than significant.

Tribal Cultural Resources

The County did not receive any evidence from the seven (7) Tribes contacted, 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, The Project's impacts on cumulative tribal cultural resources would be less than significant in this regard.

Utilities and Service Systems

Implementation of the proposed Project would increase demand for public utilities. Construction activities related to development of the Project site may result in impacts to utilities and service systems, including solid waste. However, any impacts would be less than cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff review and Project Application Materials.

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Please reference the discussion in Section 6 (Air Quality Impacts), and Section 34 (Noise Resources – Noise Effects on or by the Project). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

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:

- General Plan EIR; and
- EIR No. 521.

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.

- Public Resources Code.
- California Code of Regulations.
- Code of Federal Regulations.
- State Health and Safety Code.
- CALGreen Code.

VIII. SOURCES/REFERENCES

Riverside County Integrated Project (RCIP) General Plan Land Use Designations – Zoning Consistency Guidelines

<http://planning.rctlma.org/Portals/0/genplan/content/zoning.html>

Southwest Area Plan (SWAP)

http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/area_plans/SWAP_121515m.pdf?ver=2016-04-01-101033-273

Riverside County Ordinances

<http://www.rivcocob.org/ordinances/>

Riverside County Transportation Department Traffic Impact Analysis Preparation Guidelines (April 2008)

http://rctlma.org/Portals/7/documents/pamphlets/traffic_impact_anaylsis.pdf

Riverside County General Plan

<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

California Building Code (CBC)

<https://archive.org/details/gov.ca.bsc.title24.2016.02.1>

Uniform Building Code (1994)

http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf

A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos

ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/ofr_2000-019.pdf

AB 32

<http://www.arb.ca.gov/cc/ab32/ab32.htm>

AB 52

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

County's Climate Action Plan

<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/ClimateActionPlan.aspx>

CARB Scoping Plan

<http://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

Title 24 building requirements

<http://www.bsc.ca.gov/codes.aspx>

GEOTRACKER

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

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List

<http://www.envirostor.dtsc.ca.gov>

Riverside County Airport Land Use Commission

<http://www.rcaluc.org/>

City of Temecula General Plan website

<http://www.cityoftemecula.org/Temecula/Government/CommDev/Planning/zoningdocuments/generalplan.htm>

Temecula Valley Unified School District website

<http://www.tvusd.k12.ca.us>

Riverside Transit Agency

www.riversidetransit.com

Western Riverside County Multiple Species Habitat Conservation Plan

http://wrc-rca.org/Permit_Docs/MSHCP-ThePlan-VolumeOne.pdf

Project conditions of approval

http://onlineservices.rctlma.org/content/conditions_of_approval.aspx?PERMITNO=TR36644

AQMD draft Final 2016 AQMP (Draft 2016 AQMP)

<http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-draft-2016-aqmp>

SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy (2012 RTP)

<http://rtpscsc.scag.ca.gov/Pages/default.aspx>

SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP)

<http://scagrtpscsc.net/Pages/FINAL2016RTPSCS.aspx>

AQMD 2012 Air Quality Management Plan

<http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan>

SCAQMD Rules

<http://www.aqmd.gov/home/regulations/rules/scaqmd-rule-book>

Riverside County Oak Tree Management Guidelines

<http://planning.rctlma.org/DevelopmentProcess/DesignGuidelines/OakTreeManagementGuidelines.aspx>

Clean Water Act

<https://www.epa.gov/laws-regulations/summary-clean-water-act>

California Code of Regulations

[https://govt.westlaw.com/calregs/index?__lrTS=20170303204906242&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/index?__lrTS=20170303204906242&transitionType=Default&contextData=(sc.Default))

Code of Federal Regulations

<http://www.gpo.gov/fdsys/browse/collectionCfr.action?collectionCode=CFR>

State Health and Safety Code

<http://codes.findlaw.com/ca/health-and-safety-code/>

Public Resources Code

<http://codes.findlaw.com/ca/public-resources-code/>

Society of Vertebrate Paleontology

<http://vertpaleo.org/PDFS/SVP-Locality-Disclosure-Best-Practices.aspx>

Measure Y

http://www.tvusd.k12.ca.us/cms/page_view?d=x&piid=&vpid=1375364640354

County Service Area website

<https://www.rivcoeda.org/CountyServiceAreasNavOnly/CountyServiceAreas/CSAHome/tabid/1065/Default.aspx>

Statewide Waste Characterization Study

<http://www.calrecycle.ca.gov/Publications/Documents/General/2009023.pdf>

CALGreen Code

<http://www.dgs.ca.gov/dsa/Programs/progSustainability/greencode.aspx>

Riverside County Network of Care

<http://riverside.networkofcare.org/aging/services/subcategory.aspx?tax=TF-200.550->

Title 24

<http://www.energy.ca.gov/title24/>

EIR No. 521 for General Plan No. 960

<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruar y2015/DraftEnvironmentalImpactReportNo521.aspx>

State Construction Permit for SWRCB

www.swrcb.ca.gov

Eastern Municipal Water District 2015 Urban Water Management Plan

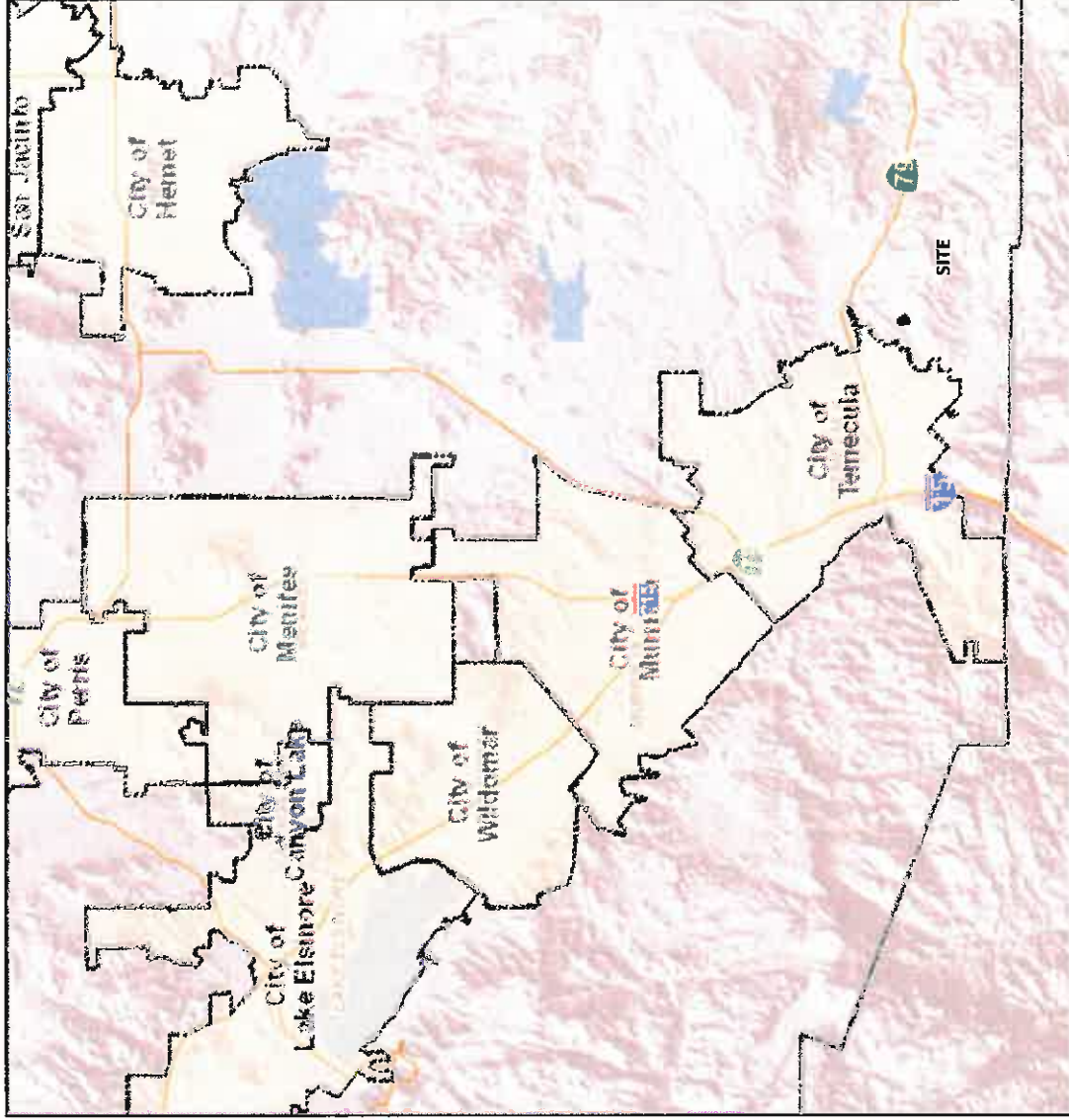
<https://www.emwd.org/home/showdocument?id=1506>

Rancho California Water District Urban Water Management Plan Update 2015

<http://www.ranchowater.com/DocumentCenter/View/2023>

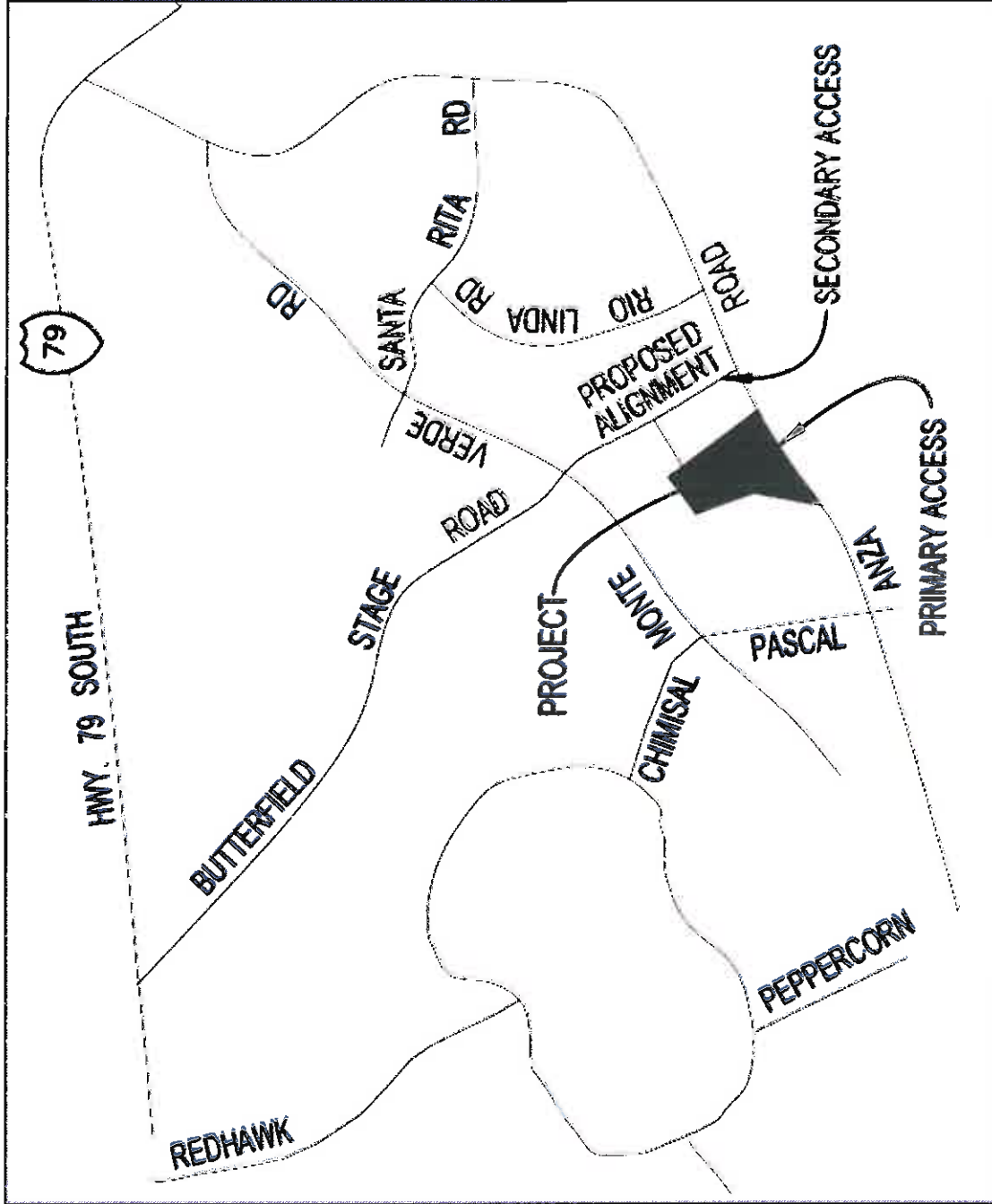
IX. FIGURES

FIGURE 1
REGIONAL LOCATION MAP



Source: Map My County – Riverside County 2017

FIGURE 2
VICINITY MAP



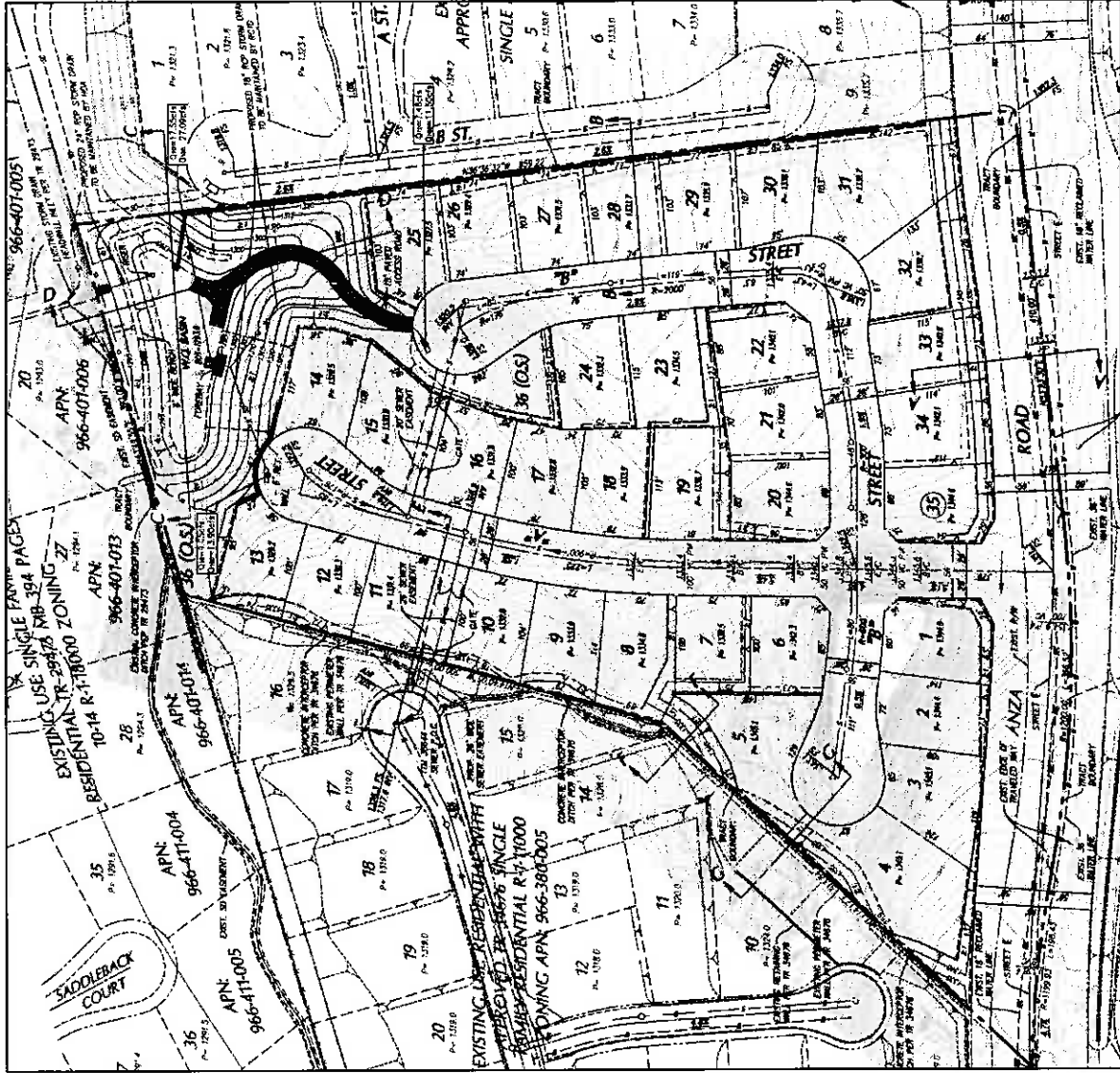
Source: Project Landscape Plan 2017

FIGURE 3
AERIAL PHOTO



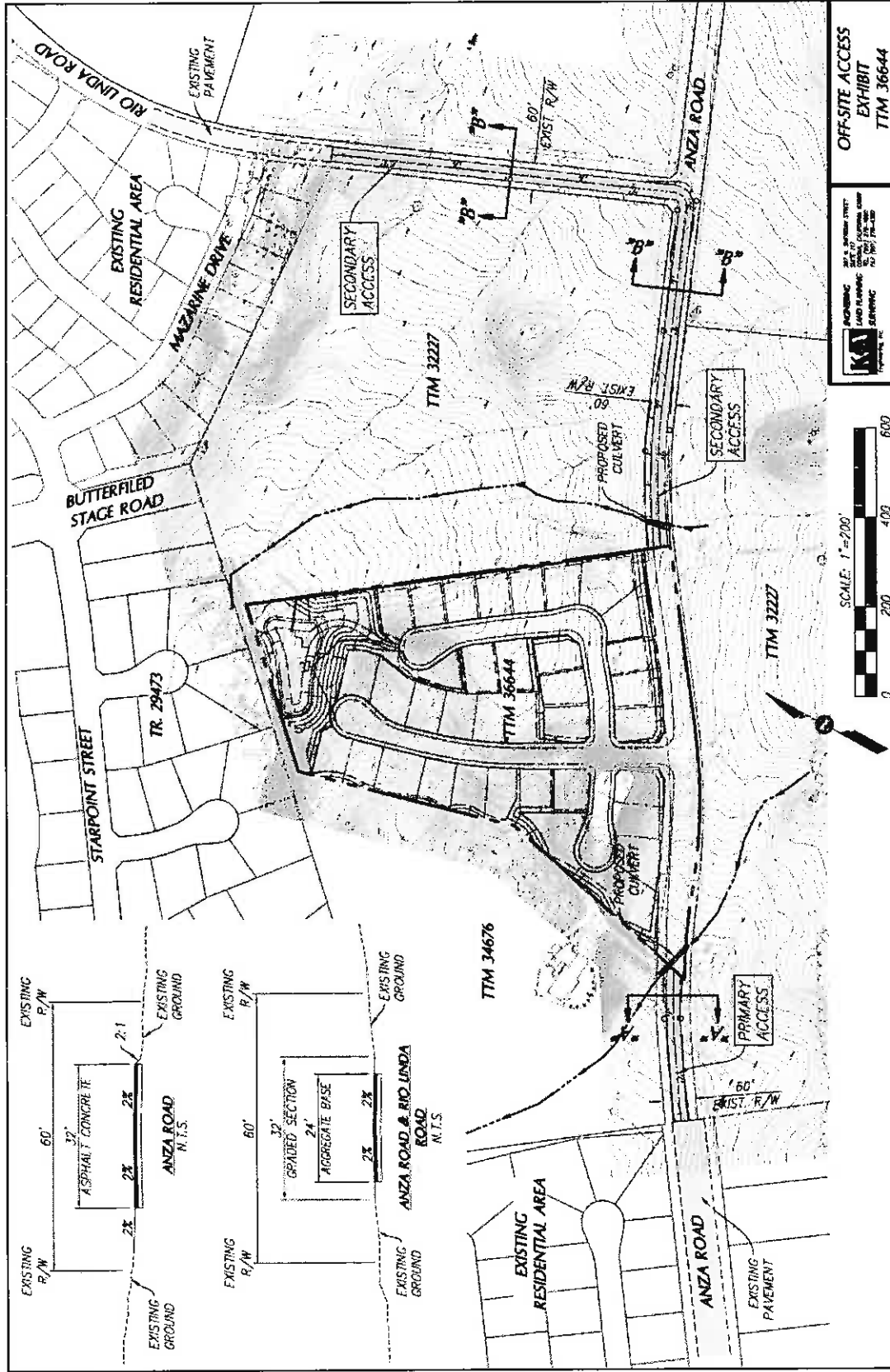
Source: Map My County – Riverside County 2017

**FIGURE 4
TENTATIVE TRACT MAP NO. 36644**



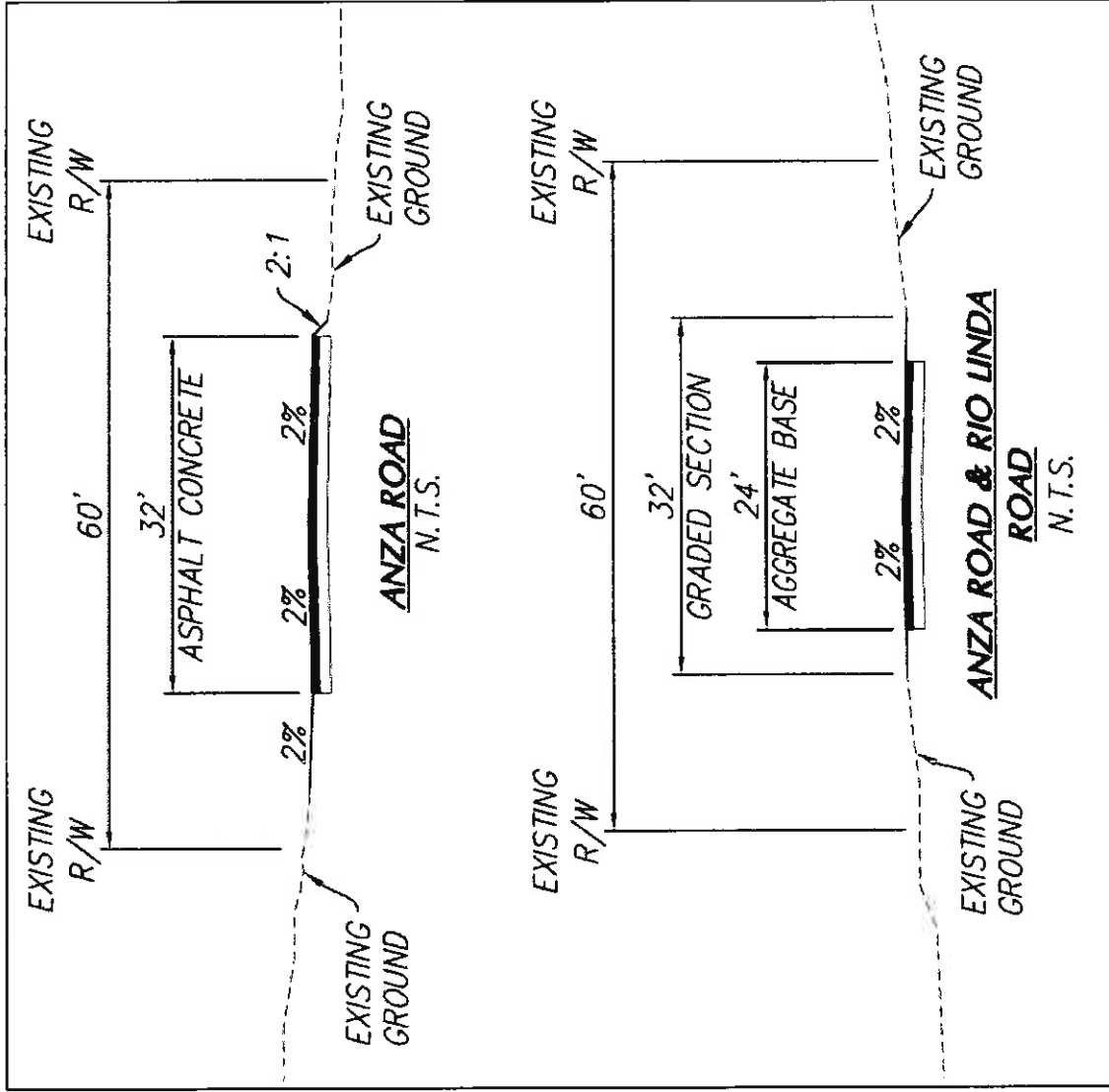
Source: K & A Engineering Plans 2017

FIGURE 6a
TR36644 Off-Site Access Exhibit



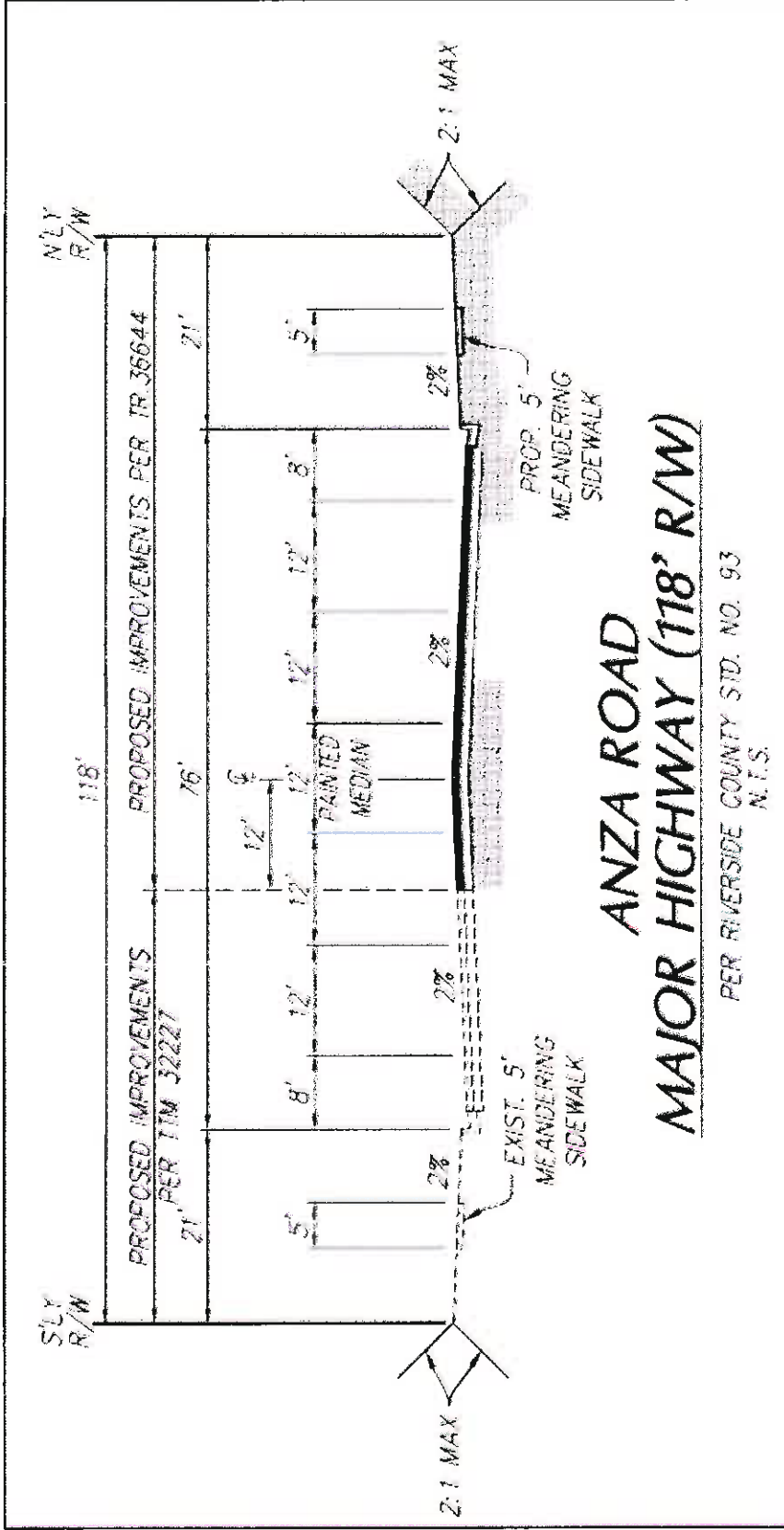
Source: Project Access Exhibit 2017

FIGURE 6b
TR36644 Roadway Improvements



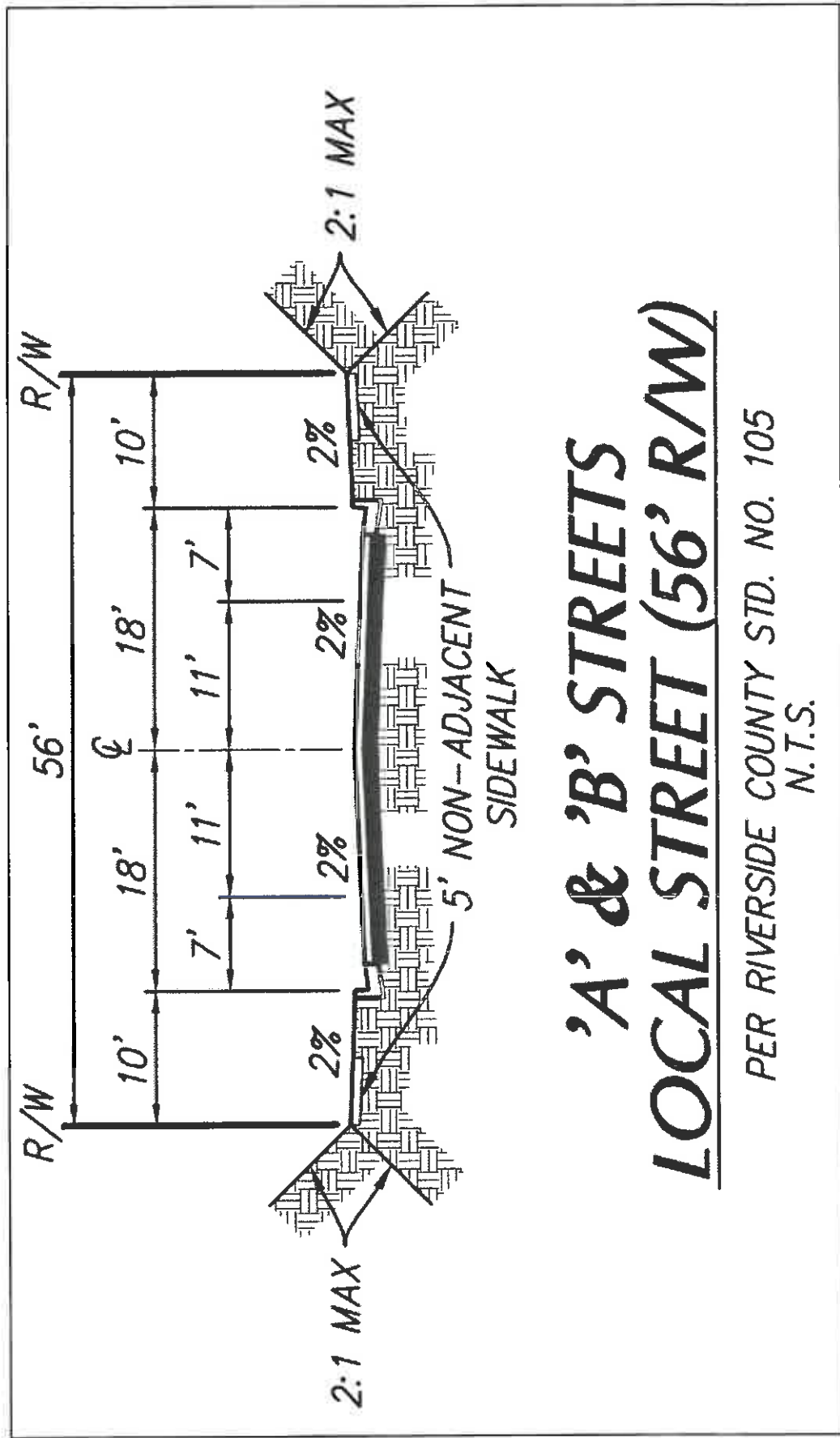
Source: Project Access Exhibit 2017

FIGURE 6c
Anza Road



Source: Project Plans 2017

FIGURE 7
 TR36644 STREETS "A" AND "B"

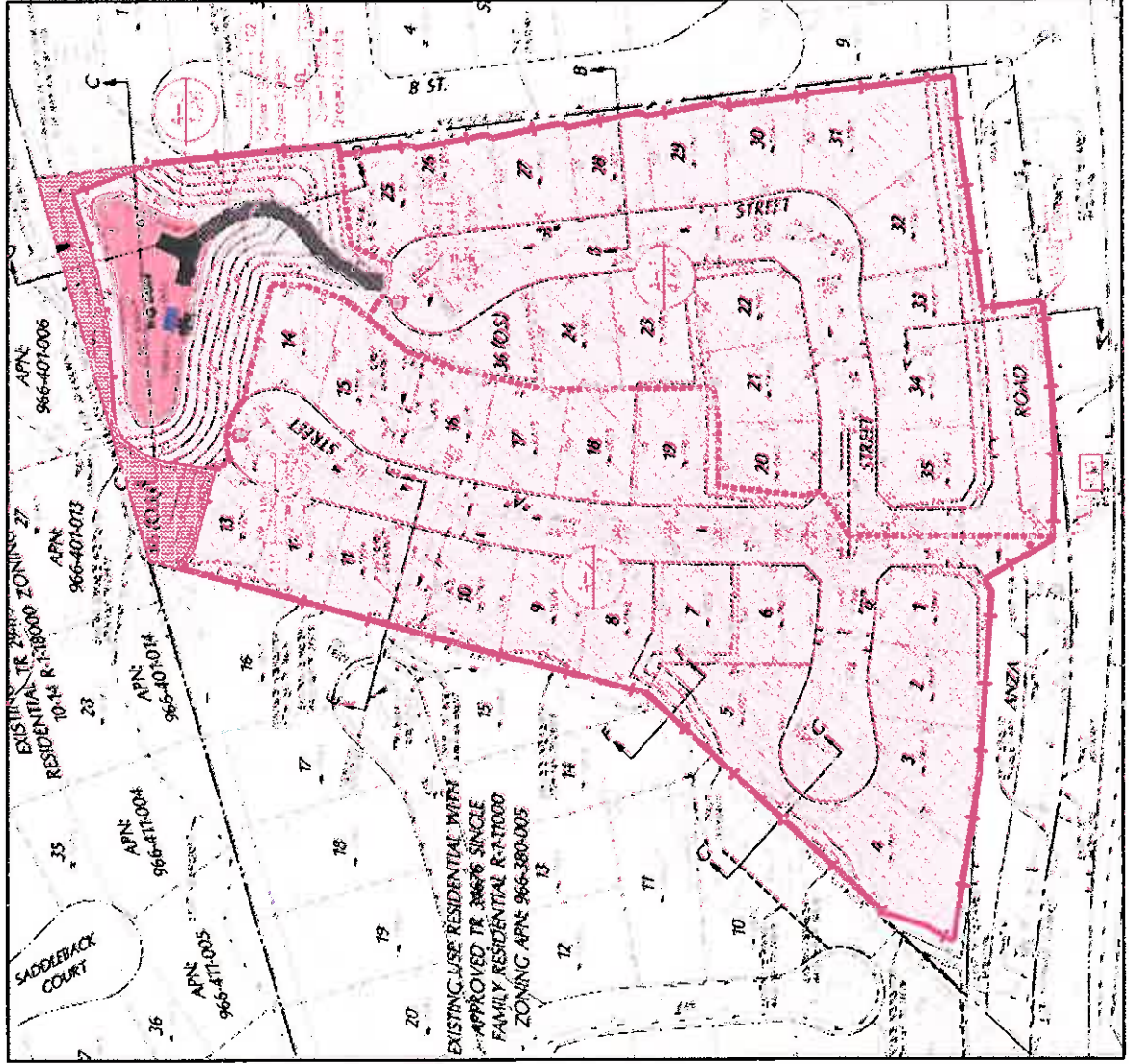


'A' & 'B' STREETS
LOCAL STREET (56' R/W)

PER RIVERSIDE COUNTY STD. NO. 105
 N.T.S.

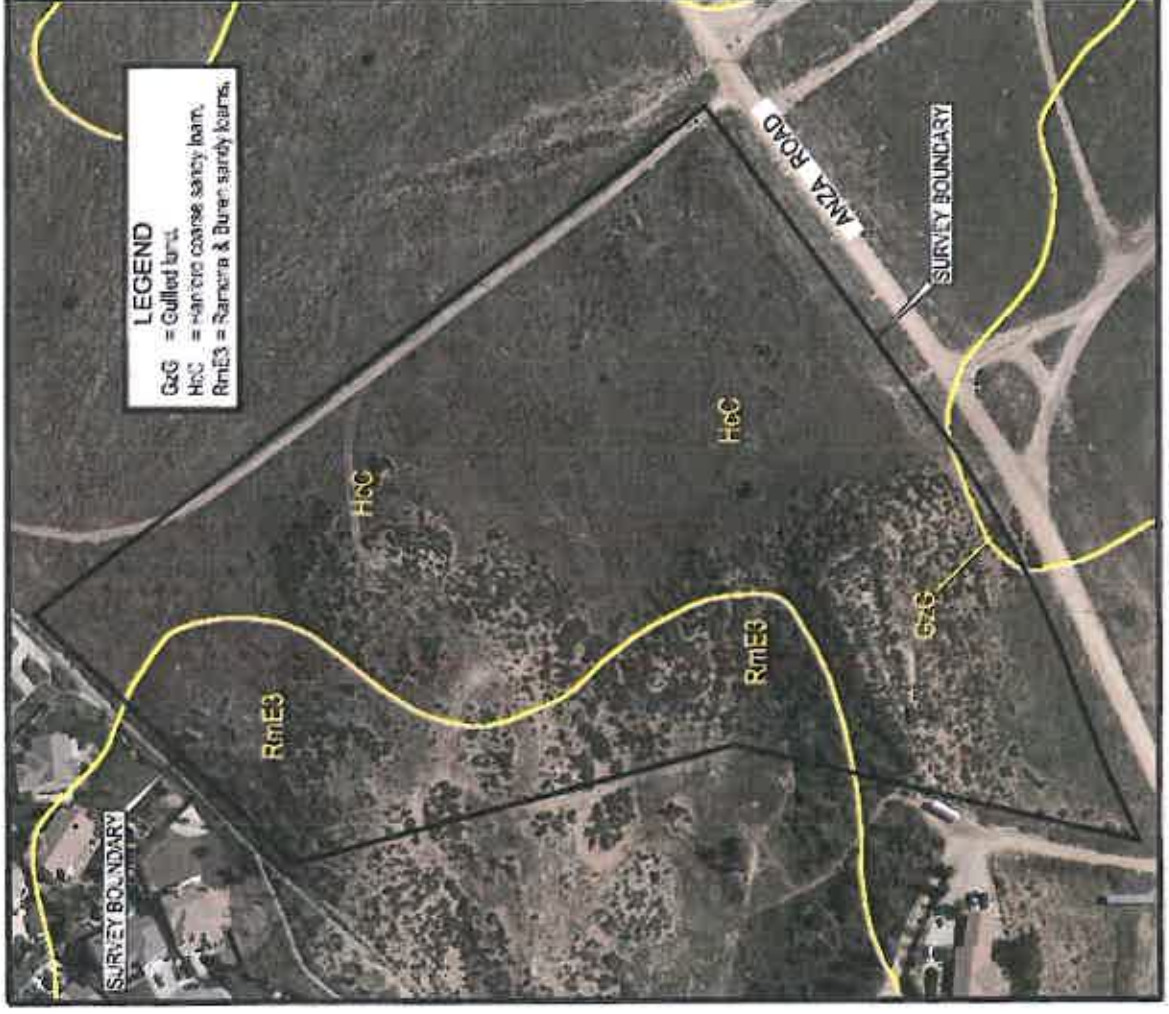
Source: Project Plans 2017

FIGURE 8
TR36644 WQMP BMPs SITE PLAN



Source: K & A Engineering WQMP 2017

**FIGURE 9
SOILS MAP**



Source: Project MSHCP Report 2017

FIGURE 10
TR36644 SITE PHOTOS



Key Map

TR36644 SITE PHOTOS, CONTINUED



1 - facing northwest



2 - facing north

**FIGURE 10
TR36644 SITE PHOTOS, CONTINUED**



3 - facing east



4 - facing southeast

FIGURE 10
TR36644 SITE PHOTOS, CONTINUED



5 - facing south



6 - facing southwest

FIGURE 10
TR36644 SITE PHOTOS, CONTINUED



7 - facing west



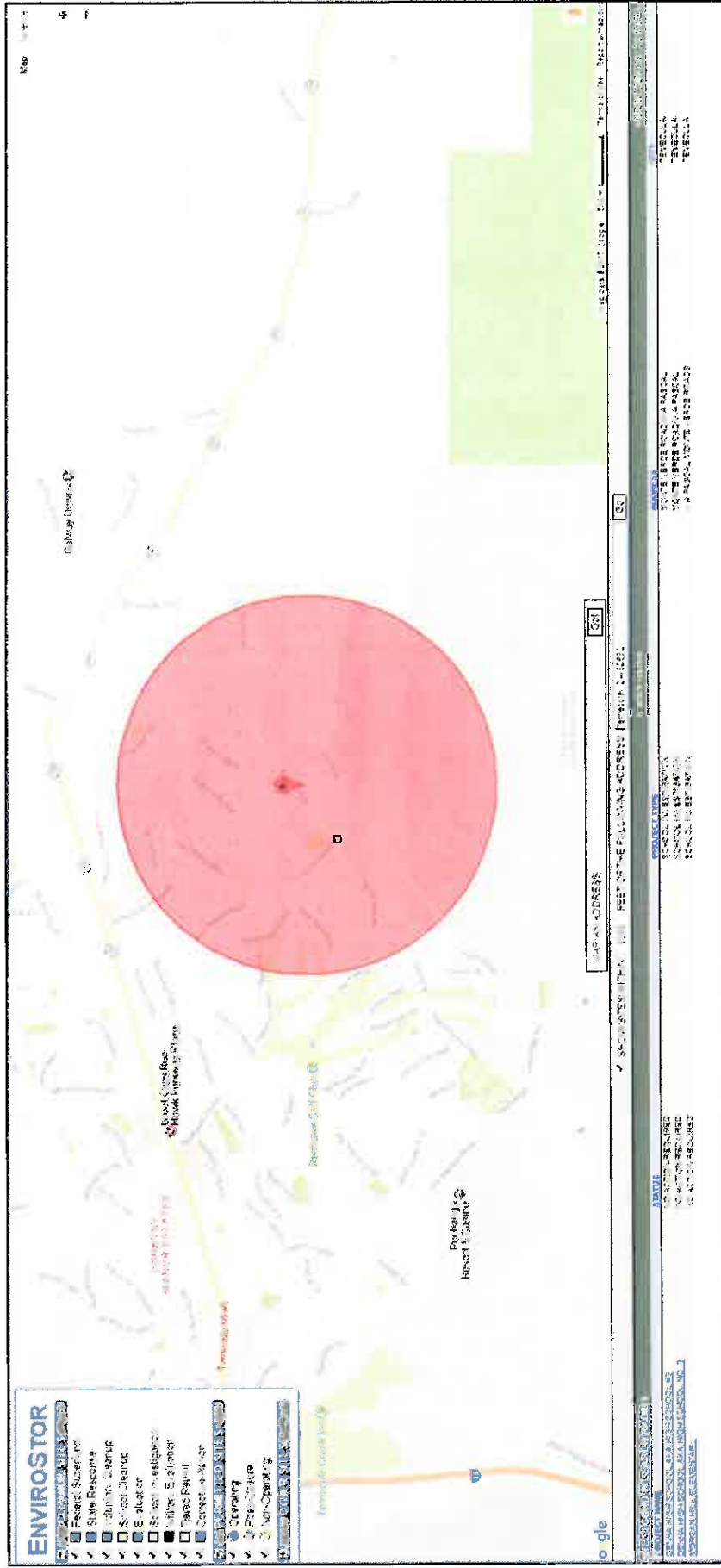
8 - facing east

FIGURE 10
TR36644 SITE PHOTOS, CONTINUED



Aerial view looking south from Morgan Hill Residential

**FIGURE 12
ENVIROSTOR SITE**



Source: <https://www.envirostor.dtsc.ca.gov/public/> 2017

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- PROJECT DESCRIPTION

RECOMMND

Change of Zone No. 7901 proposes to change the zoning classification of the project site from Residential Agricultural-5 acre minimum (R-A-5) to One-Family Dwelling (R-1)

Tentative Tract Map No. 36644 proposes a Schedule "A" subdivision of 12.9 acres into 35 single-family residential lots, one open space/water quality basin lot, and two sewer maintenance lots.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

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

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. 36644 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36644, dated March 3, 2017.

CONCEPTUAL LANDSCAPE PLAN = Landscape Master Plan, dated March 3, 2017

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS 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).

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

Minimum drainage grade shall be 2% except on portland cement concrete where .35% shall be the minimum.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING

RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS

RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS

RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES

RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE

RECOMMND

TR36644 is proposing potable water service from Rancho California Water District (RCWD) and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

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

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

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. 3 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine Ca 92506

Noise Study: "Tentative Tract Map No. 36655, Noise Impact Analysis, County of Riverside," October 31, 2016 (10589-02 Noise Study).

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36644 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated November 14, 2016 c/o Steve Uhlman.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

RECOMMEND

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

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

RECOMMEND

Schedule A fire protection: provide approved standard fire hydrants (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10. FLOOD RI. 1. MAP FLOOD HAZARD REPORT

RECOMMEND

Tract 36644 is a proposal to subdivide 12.9 acres into residential lots in the Temecula area. The project site is located north of Anza Road, south of Monte Verde Road, east of El Chimisal Road, and west of Rio Linda Road.

District maintained drainage improvements constructed with Tract 29473, located to the north of this site, provide Tract 36644 with an adequate drainage outlet. (Temecula Creek-Sagewind Court Storm Drain, Project No. 7-0-00058). A small 2 acre area south of Anza Road is tributary to this tract. Flow from this area will be collected by the proposed Anza Road street improvements associated with Tract No. 36644 and drain to two separate culverts. The Tract 32227 property owners located to the south and east of Tract 36644 have stated in a letter dated June 16, 2017 that they will accept the drainage coming on to their property.

The project proposes to divert three (3) onsite acres that currently drain southerly to Anza Road into the project's proposed on-site basin for the purposes of water quality mitigation. Even though the diverted flows will increase the onsite flow rate, the total flow leaving the site and reaching the District's Sagewind Court Storm Drain, is less than the design flow rate because the larger watershed represented by Tract 32227 is undeveloped. Once Tract 32227 is developed, the project's flows are diverted to

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

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

join Morgan Wash at Butterfield Stage Road, - bypassing the
Sagewind Court Storm Drain

The District received a preliminary WQMP , with a Planning Department date stamp of March 14, 2017, that proposes an infiltration basin to meet the entire project's water quality mitigation requirements and hydromodification requirements. Meeting the necessary hydromodification requirements will also adequately mitigate for increased runoff and, therefore, this project does not need to separately meet increased runoff criteria. It is our understanding that Riverside County Flood Control and Water Conservation District will review the Project Specific Final WQMP.

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. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.FLOOD RI. 17

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 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.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

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

10.PLANNING. 2

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

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

RECOMMND

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. 3 MAP - GEO02526 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2526, submitted for the project TR36644, APN 966-380-004, was prepared by La Cresta Geotechnical Incorporated. The report is titled; "Geotechnical Investigation, Tentative Tract Map No. 36644, 11.9-Acre Site, APN 966-380-004, Anza Road, Riverside County, California," dated October 7, 2016. In addition, La Cresta Geotechnical, Inc. has submitted the following documents:

"County Geologic Report No. 2526, Response to Review Comments, Transmitted by Planning Department on December 1, 2016," dated December 7, 2016.

"Updated Geotechnical Investigation, Tentative Tract Map No. 36644, 11.9-Acre Site, APN 966-380-004, Anza Road, Riverside County, California," dated December 7, 2016.

GEO No. 2526 concluded:

1. The site is not located within an Earthquake Fault Hazard Zone.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - GEO02526 ACCEPTED (cont.)

RECOMMND

2.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during our investigation, our aerial photo review, or a fault investigation conducted on the neighboring property.

3.Groundwater was not encountered in any of our exploratory trenches performed at this site and is estimated to be in excess of 50 feet below grade.

4.The potential for liquefaction at this site is considered to be very low based on the presence of shallow formational unit and lack of shallow groundwater.

5.Considering the future as-graded conditions it is anticipated that overall settlement due to static and/or seismic will not exceed 1/4-inch total and less than 1/4-inch differential across the span of 40 feet.

GEO No. 2526 recommended:

1.Site preparation should begin with the demolition and the removal of deleterious material, underground utilities, construction debris and vegetation.

2.All topsoil, undocumented fill, the upper 5 feet of alluvium, and the upper 2 feet of Pauba Formation should be removed to expose firm and unyielding alluvium and Pauba Formation materials.

3.Alluvium left in-place for any reason should have in-place densities of a minimum of 85% of its maximum density of the soil, or 111.8 lbs per cu/ft dry density (based on the maximum dry density of 131.5 lbs cu/ft as determined from samples taken during our investigation), or an 85% in-place saturation rate.

4.In general, the cut portion of the cut/fill transition should be undercut at least 3 feet, or 1/4 of the maximum fill thickness, whichever is greater, and replaced with properly compacted engineered fill.

This update to GEO No. 2526 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2526 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02526 ACCEPTED (cont.) (cont.) RECOMMND

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. 5 PPA - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 14 MAP - 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 16 MAP- REQUIRED MINOR PLANS

RECOMMND

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

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. 17 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 19 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.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

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

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 - 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 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 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.

10.TRANS. 5 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 6 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.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.TRANS. 7 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. 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-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>.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

10. GENERAL CONDITIONS

10.WASTE. 1 MAP - HAZARDOUS MATERIALS (cont.) RECOMMND

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 Planning Commission'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.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

40. PRIOR TO PHASING (UNITIZATION)

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

grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

40.PLANNING. 2 MAP - PHASES SEPARABLE - R-2 RECOMMND

his land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.

B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall comply with the provisions of Section 7.11 (Restricted Single-Family Residential Subdivision) of the County Ordinance No. 348.

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

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

40. PRIOR TO PHASING (UNITIZATION)

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

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER & SEWER WILL SERVE RECOMMND

Current documentation to be provided from water and sewer purveyor verifying that water and sewer service is in place for the project.

50.E HEALTH. 2 MAP - LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

FIRE DEPARTMENT

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

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

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

50.FIRE. 3 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#46-WATER PLANS (cont.) RECOMMND

Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 5 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Refer to 50.TRANS.6 for the definition of secondary access.

50.FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

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

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

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

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 7200 gross acres.
- 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 established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Zone No. 7901 has 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 zones ultimately applied to the property.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

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

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

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

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

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

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

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

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

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

RECOMMND

or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

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

copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50. PLANNING. 32

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

RECOMMND

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

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 - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR34676 and TR32813M1.

50.TRANS. 4 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. 5 MAP - CORNER CUT-BACK I RECOMMND

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

50.TRANS. 6 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Anza Road to the County maintained segment of Anza Road.

50.TRANS. 7 MAP - ACCESS RD/AGG. CONST1 RECOMMND

Secondary off-site access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section as approved by the Fire Department within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Anza Road to Rio Linda Road and the northerly extension of Rio Linda Road to a paved Rio Linda Road (TR32813M1).

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

A separate streetlight 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. 9 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 applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Anza Road.
- (2) Streetlights.
- (3) 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.

50.TRANS. 10

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 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.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 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 Anza Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 12 USE - 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. 13 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. 14 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),

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - IMP PLANS (cont.) RECOMMND

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. 15 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 16 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. 17 MAP - PART-WIDTH RECOMMND

Anza Road along project boundary is designated MAJOR HIGHWAY and shall be improved with 38'-56' part-width AC pavement (38' on the project side and 18' on opposite side of the centerline), 8" concrete curb and gutter (project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 89' part-width (59' project side and 30' on the other side of the centerline, minimum) dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

50.TRANS. 18 MAP - DEDICATION RECOMMND

Interior streets along project boundary are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement and 6" concrete curb and gutter within the 56' dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

NOTE: A 5' sidewalk shall be constructed adjacent to the property line within the 10' parkway.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

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.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

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'ITY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

60.BS GRADE. 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

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. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP/MONITOR

INEFFECT

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP/MONITOR (cont.)

INEFFECT

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

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

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

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

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

TRACT MAP Tract #: TR36644

Parcel#: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) INEFFECT

that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 1 MAP - MITIGATION DRAFT

During site preparation and grading activity, all crawler tractors, excavators, and graders shall be CARB certified tier 3 or higher; all rubber tired dozers and scrapers shall be CARB certified tier 4 or higher.

60.PLANNING. 1 MAP- MM AQ-1 RECOMMND

During site preparation and grading activity, all crawler tractors, excavators, and graders shall be CARB certified tier 3 or higher; all rubber tired dozers and scrapers shall be CARB certified tier 4 or higher.

60.PLANNING. 2 MAP - SLOPE STABILITY REPORT RECOMMND

The developer shall cause a Slope Stability Report to be submitted to the County Engineering Geologist. This report may be included as a part of a preliminary geotechnical report for the project site. Upon approval, the Geologist shall provide written clearance to the County Department of Building and Safety - Grading Division.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - FEE BALANCE (cont.) RECOMMND

a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 24 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 Monitoring Plan 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. 25 MAP - TRIBAL MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - TRIBAL MONITOR (cont.)

RECOMMND

with a Native American Monitor from the Pechanga tribe.

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 agreement 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.

TRANS DEPARTMENT

60.TRANS. 1 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>.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

EPD DEPARTMENT

80.EPD. 1 EPD - 30-DAY BUOW REPORT INEFFECT

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

80.EPD. 2 EPD - MBTA REPORT INEFFECT

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3 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

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.

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.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

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

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley School District shall be mitigated in accordance with California State law.

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaant 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.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

80.PLANNING. 17 MAP- FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Third (3) District and the approved Design Manual, Exhibit.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP- FINAL SITE PLAN (cont.)

RECOMMND

structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

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, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP- Walls/Fencing Plans (cont.)

RECOMMND

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.

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. 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.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. 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).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

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

G decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. 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.

J. A minimum seven (7) foot high noise barrier backyard wall is required for lots one (1) through four (4) adjacent to Anza Road.

K. A minimum six (6) foot high noise barrier backyard wall is required for lots 31 through 35 adjacent to Anza Road.

80.PLANNING. 19 MAP- MM N-1 RECOMMND

Prior to building permit issuance; the applicant shall submit wall plans which contain the following design:

- * A minimum 7-foot high noise barrier for the outdoor living areas (backyards) of lots 1 to 4 adjacent to Anza Road; and
- * A minimum 6-foot high noise barrier for the outdoor living areas (backyards) of lots 31 to 35 adjacent to Anza Road.

Walls shall be installed as required, prior to occupancy.

TRANS DEPARTMENT

80.TRANS. 1 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

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 time of building permit submittal 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.

80.TRANS. 3

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:

- a. Project to meet CSA/CFD/LMD landscape standards.

80.TRANS. 4

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:

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along Anza Road.
- (2) Streetlights.
- (3) Street sweeping.

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 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.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS.GRADE. 7

MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered 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.

90.BS.GRADE. 8

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.

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.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

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 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) and seven (7) foot high decorative block wall. The required wall 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI (cont.) RECOMMND

the TDMA - Land Use Division, and the Development Review
Division.

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

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 park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valleywide Recreation and Park District County.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP- MM N-2 RECOMMND

Prior to building permit issuance, the applicant shall submit plans which incorporate the following design:

1) Windows:

* All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have the following minimum sound transmission class (STC) ratings:

2) Lots 1 to 4 and 31 to 35 adjacent to Anza Road require upgraded windows with a minimum STC rating of 32.

3) All other lots require standard windows with a minimum STC rating of 27.

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

5) Walls: At any penetrations 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP- MM N-2 (cont.)

RECOMMND

to form an airtight seal.

6) 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.

7) Attic: Attic vents should be oriented away from Anza Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

8) 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) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

9) Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

All items above shall be installed as required, prior to occupancy.

TRANS DEPARTMENT

90.TRANS. 1 MAP - LC LNDSCEP 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. 2 MAP - LNDSCEP INSPCTN RQRMENTS

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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

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 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. 3 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.

90.TRANS. 4 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.

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

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. 6

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. 7

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:

- 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

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - 80% COMPLETION (cont.)

RECOMMND

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 accordance with County Ordinance 461.

90.TRANS. 8

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 Anza Road.

09/12/17
09:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 66

TRACT MAP Tract #: TR36644

Parcel: 966-380-004

90. PRIOR TO BLDG FINAL INSPECTION

WASTE DEPARTMENT

90.WASTE. 11-1-18 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 (LDC)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: August 2, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: Washington

Planning Commissioner: Berger

CHANGE OF ZONE NO. 07901 AMD NO. 1 AND TENTATIVE TRACT MAP NO. 3664 AMD NO. 1-EA42878- Applicant: Neil Gascon- Engineer/Representative: K&A Engineering- Third Supervisorial District – Rancho California – Southwest Area Plan; Community Development: Medium Density Residential (CD: MDR)(2-5 dwelling units per acre) – 11.94 acres – Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road- Zoning: Residential Agriculture-5 Acre Minimum (R-A-5) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule “A” subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APNs: 966-380-004. **BBID: 047-693-392 UPROJ CASE: TR36644 UPROJ CASE: CZ07901.**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC comment on August 11, 2016.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by accessing the Bluebeam Studio Session at the following link. <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Mary Stark at MCSTARK@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project, should be directed to Peter Lange, Project Planner at (951) 955-1417, or e-mail at plange@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 31, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36644, CZ07901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached 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 me at (951) 955-2873.

CHANGE OF ZONE NO. 07901 AND TENTATIVE TRACT MAP NO. 36644- EA42878- Applicant: Neil Gascon- Engineer/Representative: K&A Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR)(2-5 dwelling units per acre)- 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road- Zoning: Residential Agriculture-5 Acre Minimum (R-A-5)-

REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APNs: 966-380-004

9502 6211 2000

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SECTION ON DELIVERY

Agent
 Addressee

Printed Name: *Neil Gascon*
 C. Date of Delivery: *4/5/16*

Address different from item 1? Yes
 No
 delivery address below: No

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539
(TR36644, CZ07901 AB52)

Priority Mail Express®
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8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 31, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36644, CZ07901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached 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 me at (951) 955-2873.

CHANGE OF ZONE NO. 07901 AND TENTATIVE TRACT MAP NO. 36644- EA42878- Applicant: Neil Gascon- Engineer/Representative: K&A Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR)(2-5 dwelling units per acre)- 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road- Zoning: Residential Agriculture-5 Acre Minimum (R-A-5)-

REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APNs: 966-380-004

0 0002 1139 7076

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SECTION ON DELIVERY

Agent
 Addressee

Printed Name) McDermott
C. Date of Delivery 4/14/16

Address different from item? Yes
Delivery address below: No

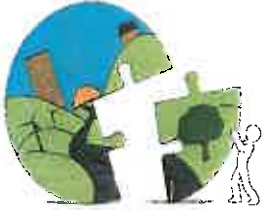
Restricted Delivery Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220
(TR36644, CZ07901 AB52)

88 El Duna Court, Suite H
Banning, California 92211
Fax (760) 863-7040

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 31, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36644, CZ07901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached 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 me at (951) 955-2873.

CHANGE OF ZONE NO. 07901 AND TENTATIVE TRACT MAP NO. 36644- EA42878- Applicant: Neil Gascon- Engineer/Representative: K&A Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR)(2-5 dwelling units per acre)- 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road- Zoning: Residential Agriculture-5 Acre Minimum (R-A-5)-

REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APNs: 966-380-004

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OFFICIAL USE		Printed Name) POSEAT	C. Date of Delivery 4-18-16
Postage \$		Address different from item 1? <input type="checkbox"/> Yes delivery address below. <input type="checkbox"/> No	
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee			
Postmark Here			
Pechanga Cultural Resources Department Anna Hoover, Cultural Analyst P.O. Box 2183 Temecula, CA 92593 (TR36644, CZ07901 AB52)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	588 El Duna Court, Suite H Temecula, California 92211 Phone (760) 863-7040 Fax (760) 863-7040

Domestic Return Receipt



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 31, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36644, CZ07901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached 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 me at (951) 955-2873.

CHANGE OF ZONE NO. 07901 AND TENTATIVE TRACT MAP NO. 36644- EA42878- Applicant: Neil Gascon- Engineer/Representative: K&A Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR)(2-5 dwelling units per acre)- 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road- Zoning: Residential Agriculture-5 Acre Minimum (R-A-5)-

REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APNs: 966-380-004

1 0002 1139 7090

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SECTION ON DELIVERY

Heather Thomson Agent
 Addressee

(Printed Name) C. Date of Delivery
Heather Thomson 4/4/16

Address different from item 1? Yes
delivery address below: No

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082
(TR36644, CZ07901 AB52)

- Restricted Delivery
- Priority Mail Express
- Registered Mail™
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- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

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Desert, California 92211
8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 31, 2016

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 (TR36644, CZ07901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached 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 me at (951) 955-2873.

CHANGE OF ZONE NO. 07901 AND TENTATIVE TRACT MAP NO. 36644- EA42878- Applicant: Neil Gascon- Engineer/Representative: K&A Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR)(2-5 dwelling units per acre)- 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road- Zoning: Residential Agriculture-5 Acre Minimum (R-A-5)-

REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots.

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Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581
(TR36644, CZ07901 AB52)

See Reverse for Instructions

THIS SECTION ON DELIVERY

Steve Weiss
(Printed Name) Agent
 Addressee
Date of Delivery

Address different from item 1? Yes
delivery address below: No

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 31, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36644, CZ07901)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached 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 me at (951) 955-2873.

CHANGE OF ZONE NO. 07901 AND TENTATIVE TRACT MAP NO. 36644- EA42878- Applicant: Neil Gascon- Engineer/Representative: K&A Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR)(2-5 dwelling units per acre)- 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road- Zoning: Residential Agriculture-5 Acre Minimum (R-A-5)-

REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APNs: 966-380-004

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Restricted Delivery Fee (Endorsement Required)		

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THIS SECTION ON DELIVERY

[Signature] Agent
 Addressee

(Printed Name) **CEIVAS** C. Date of Delivery **4/12/16**

Address different from item? Yes
 No
 delivery address below:

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona
(TR36644, CZ07901 AB52)

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 Signature Confirmation

77588 El Duna Court, Suite H
Desert, California 92211
3-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Anza Butterfield Road 34, LLC ("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 966-380-004 ("PROPERTY"); and,

WHEREAS, on February 25, 2016 PROPERTY OWNER filed an application for Tentative Tract Map No. 36644 and Change of Zone No. 7901 ("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:
Anza Butterfield Road 34, LLC
Attn: Neil Gascon
33175 Temecula Pkwy, #A-533
Temecula, CA 92592

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.

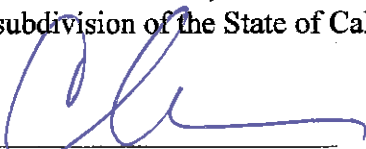
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and 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: 
~~Juan Perez~~ CHARISSA LEACH
Asst. Riverside County TLMA Director/Interim Planning Director

Dated: 8/24/17

PROPERTY OWNER:
Anza Butterfield Road 34, LLC

By: 
Neil Gascon
Manager

Dated: 7-25-17

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 Riverside }

On July 25, 2017 before me, R. M. Reinagel, Notary Public
(Here insert name and title of the officer)

personally appeared Neil Gascon
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]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
indemnification
(Title or description of attached document)
Agreement
(Title or description of attached document continued)
Number of Pages 5 Document Date 7/25/17

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name, as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER

- Individual
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A 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. 7901 AND TENTATIVE TRACT MAP NO. 36644 – Intent to Adopt a Negative Declaration – Applicant: Neil Gascon – Engineer/Representative: K&A Engineering – Third Supervisorial District – Rancho California – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR)(2-5 dwelling units per acre) – 11.94 acres- Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road – Zoning: Residential Agricultural (5 Acre Minimum) (R-A-5) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Residential Agricultural 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule “A” Subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 20, 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 David Alvarez at (951) 951-5719 or email at daalvarez@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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR 36644 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

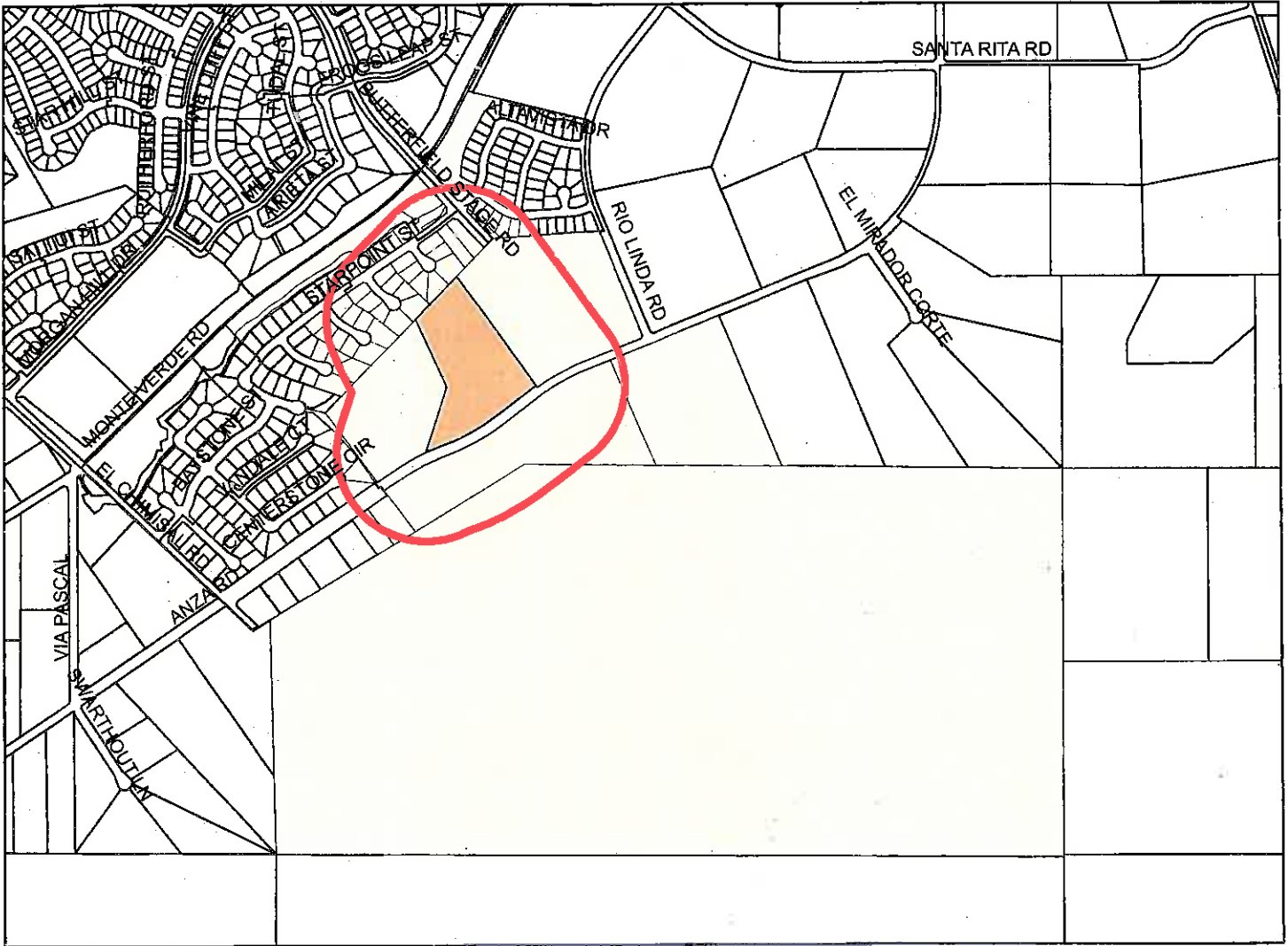
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

TR36644 (600 feet buffer)



Selected Parcels

966-401-002	966-391-001	966-430-001	966-380-004	966-411-013	966-411-005	966-430-017	966-401-014	966-401-001	966-401-013
966-390-023	966-400-005	966-411-008	966-411-003	966-401-004	966-411-015	966-401-005	966-411-012	966-430-015	966-400-002
966-401-015	966-431-007	966-411-001	966-401-007	966-401-003	966-400-004	966-430-018	966-401-010	966-401-016	966-430-014
966-411-009	966-401-017	966-380-005	966-431-006	966-401-008	966-393-007	966-411-004	966-411-014	966-401-009	966-391-005
966-391-014	966-380-003	966-380-038	966-380-039	966-380-040	966-400-003	966-410-008	966-401-006	966-411-007	966-391-006
966-401-012	966-400-001	966-410-009	966-380-009	966-380-007	966-380-008	966-380-041	966-391-004	966-430-016	966-411-002
966-393-008	966-391-007	966-401-011	917-300-001	966-391-003	966-391-002	966-411-006			



1,000 500 0 1,000 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.

ASMT: 966380003, APN: 966380003
MORGAN VALLEY COMMUNITY ASSN
16845 VON KARMEN STE 200
IRVINE CA 92606

ASMT: 966391001, APN: 966391001
RANDA ARDA, ETAL
34145 MAZARINE DR
TEMECULA, CA. 92592

ASMT: 966380004, APN: 966380004
ANZA BUTTERFIELD ROAD 34
13240 EVENING CREEK 316
SAN DIEGO CA 92128

ASMT: 966391002, APN: 966391002
WALID YASIN
34157 MAZARINE DR
TEMECULA, CA. 92592

ASMT: 966380005, APN: 966380005
JUDITH GORMAN
43980 MAHLON VAIL NO 1302
TEMECULA CA 92592

ASMT: 966391003, APN: 966391003
VICTOR FRAUSTO
34169 MAZARINE DR
TEMECULA, CA. 92592

ASMT: 966380009, APN: 966380009
REDHAWK VALLEY II
C/O DAN STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 966391004, APN: 966391004
ROBERTA FRANTAL, ETAL
34181 MAZARINE DR
TEMECULA CA 92592

ASMT: 966380040, APN: 966380040
MORGAN VALLEY COMMUNITY ASSN
C/O PULTE HOME CORP
2 TECHNOLOGY
IRVINE CA 92618

ASMT: 966391005, APN: 966391005
DEBRA SCHLOTBOM, ETAL
34193 MAZARINE DR
TEMECULA CA 92592

ASMT: 966380041, APN: 966380041
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 966391006, APN: 966391006
CHRISTINE OAKLEY, ETAL
34205 MAZARINE DR
TEMECULA, CA. 92592

ASMT: 966390023, APN: 966390023
D R HORTON LOS ANGELES HOLDING CO
2280 WARDLOW CIR STE 100
CORONA CA 92880

ASMT: 966391007, APN: 966391007
SANGDOW THOMPSON, ETAL
34217 MAZARINE DR
TEMECULA CA 92592

ASMT: 966391014, APN: 966391014
 MORGAN HEIGHTS HOMEOWNERS ASSN
 C/O BARBARA MURAKAMI
 2280 WARDLOW CIR NO 100
 CORONA CA 92880

ASMT: 966400005, APN: 966400005
 MARJEAN COLLETTE, ETAL
 34234 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966393007, APN: 966393007
 ELISSA STARK, ETAL
 45143 PALOMAR PL
 TEMECULA, CA. 92592

ASMT: 966401001, APN: 966401001
 CHAD BARRY
 34269 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966393008, APN: 966393008
 NARGIS NASERI, ETAL
 45142 MORGAN HEIGHTS RD
 TEMECULA CA 92592

ASMT: 966401002, APN: 966401002
 KAREN BERRIOS, ETAL
 34255 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966400001, APN: 966400001
 ELAINE FOURNIER, ETAL
 34178 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966401003, APN: 966401003
 GRETCHEN KUCK
 45130 SAGEWIND CT
 TEMECULA, CA. 92592

ASMT: 966400002, APN: 966400002
 MARILYN MENDOZA, ETAL
 34192 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966401004, APN: 966401004
 ERIC WEBER
 45144 SAGEWIND CT
 TEMECULA, CA. 92592

ASMT: 966400003, APN: 966400003
 SIRANOSH MOSHI, ETAL
 34206 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966401005, APN: 966401005
 NATALIE KODA, ETAL
 45158 SAGEWIND CT
 TEMECULA, CA. 92592

ASMT: 966400004, APN: 966400004
 JACINTA LAGMAN
 34220 STARPOINT ST
 TEMECULA, CA. 92592

ASMT: 966401006, APN: 966401006
 RACHEL REIF, ETAL
 45165 SAGEWIND CT
 TEMECULA, CA. 92592

ASMT: 966401007, APN: 966401007
ALLISON TRAPP, ETAL
45151 SAGEWIND CT
RIVERSIDE CA 92592

ASMT: 966401014, APN: 966401014
CARLOS CORNEJO
45161 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401008, APN: 966401008
DEBBIE RODGERS, ETAL
45137 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401015, APN: 966401015
MARION STEWART, ETAL
45147 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401009, APN: 966401009
KRISTI GRANT, ETAL
45123 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401016, APN: 966401016
LUCINDA ROWELL, ETAL
45133 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401010, APN: 966401010
MELINDA JUSTICE, ETAL
45126 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401017, APN: 966401017
KERIN SHIMOZONO, ETAL
P O BOX 893278
TEMECULA CA 92589

ASMT: 966401011, APN: 966401011
STACEY VASQUEZ, ETAL
45140 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966410008, APN: 966410008
MARIA ANDRES, ETAL
10416 MISTY REDWOOD TR
FORT WORTH TX 76177

ASMT: 966401012, APN: 966401012
RICHELE JEMIOLA, ETAL
45154 FIELDBROOK CT
TEMECULA CA 92592

ASMT: 966410009, APN: 966410009
REBECCA MORA
34164 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966401013, APN: 966401013
NANCY TROUT, ETAL
45168 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966411001, APN: 966411001
CARLA THOMAS, ETAL
45122 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411002, APN: 966411002
 RONALD MORRIS
 45136 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966411009, APN: 966411009
 SUSAN HURST, ETAL
 45115 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966411003, APN: 966411003
 ELEANOR SEISE, ETAL
 45150 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966411012, APN: 966411012
 ERIKA LUNDQUIST, ETAL
 45146 RIVERSTONE CT
 TEMECULA, CA. 92592

ASMT: 966411004, APN: 966411004
 CINDY SPANO, ETAL
 45164 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966411013, APN: 966411013
 BO WANG
 45160 RIVERSTONE CT
 TEMECULA, CA. 92592

ASMT: 966411005, APN: 966411005
 ASHLEY SMITH, ETAL
 45171 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
 MARY BARNEY, ETAL
 45174 RIVERSTONE CT
 TEMECULA, CA. 92592

ASMT: 966411006, APN: 966411006
 KAREN CORCORAN, ETAL
 45157 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966411015, APN: 966411015
 CATHERINE ABALOS YAN, ETAL
 45167 RIVERSTONE CT
 TEMECULA, CA. 92592

ASMT: 966411007, APN: 966411007
 CHRISTIAN TAFOYA, ETAL
 45143 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966430001, APN: 966430001
 DEBRA BRISBOIS BERMUDEZ, ETAL
 34103 VANDALE CT
 TEMECULA, CA. 92592

ASMT: 966411008, APN: 966411008
 DONALD PARK
 45129 SADDLEBACK CT
 TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
 MEERWEIS STANISAI, ETAL
 34086 CENTERSTONE CIR
 TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
STEPHANIE KOENIGSHOFER, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430016, APN: 966430016
RULA FUERTEZ, ETAL
34105 CENTER STONE CIR
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
LISA BALKKA, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430018, APN: 966430018
MICHELE CORSO, ETAL
34077 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
JOHN WAGENBACH, ETAL
45570 ANZA RD
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
MONA ROYAL, ETAL
15346 WITS END DR
WOODBIDGE VA 22193

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

Mr. Neil Gascon
(Owner)
33175 Temecula Parkway Suite A-533
Temecula, CA 92592

MDMG, Inc.
(Consultant)
41635 Enterprise Circle North, B.
Temecula, CA 92590

Mr. Neil Gascon
(Owner)
33175 Temecula Parkway Suite A-533
Temecula, CA 92592

Applicant Labels
TR 36644

Mr. Neil Gascon
(Owner)
33175 Temecula Parkway Suite A-533
Temecula, CA 92592

Mr. Neil Gascon
(Owner)
33175 Temecula Parkway Suite A-533
Temecula, CA 92592

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41635 Enterprise Circle North, B.
Temecula, CA 92590

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Temecula, CA 92590

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(Consultant)
41635 Enterprise Circle North, B.
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
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.

Tentative Tract Map (TR) No. 36644 and Change of Zone (CZ) 7901

Project Title/Case Numbers

Dave Alvarez
County Contact Person

951-955-5719
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Neil Gascon
Project Applicant

29540 Nuevo Road, Nuevo, CA 92567
Address

Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road
Project Location

Change of Zone proposes to change the zoning classification from Residential Agriculture-5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots.

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. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. A statement of Overriding Considerations WAS NOT adopted
4. Findings were made pursuant to the provisions of CEQA.

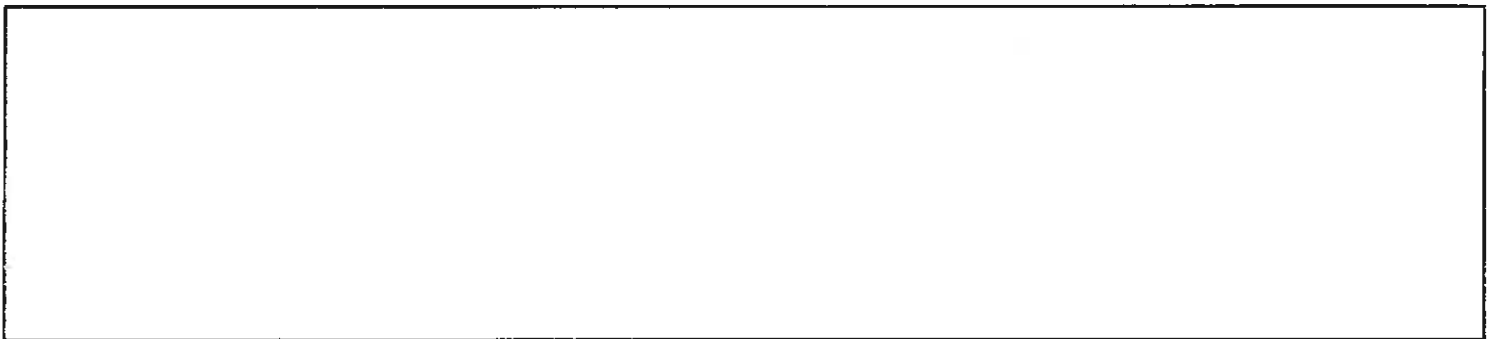
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date 7/24/2017

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1710280

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

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

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

Received from: GASCON NEIL \$2,216.25
paid by: CK 012807
paid towards: CFG06250 CALIF FISH & GAME - NEG DECL
EA42878
at parcel #:
appl type: CFG1

By _____ Jul 27, 2017 10:59
MGARDNER posting date Jul 27, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at www.rctlma.org

Amin

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MIGUEL GONZALEZ

Address: 33954 BAYSTONE ST
(only if follow-up mail response requested)

City: TEMICULA **Zip:** 92592

Phone #: 951 541-3283

Date: 1/23/18 **Agenda #** 18.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Debra Bermudez

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 1/23/08 **Agenda #** 18.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Miguel Gonzalez

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Shanny Allinson

Address: 33958 Skystone Ct
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951-757-3229

Date: 1/23/18 **Agenda #** 18.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 3 minutes to: Miguel Gonzalez

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. **YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.**

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle N Ste B
(only if follow-up mail response requested)

City: Temeub **Zip:** 92590-5614

Phone #: 909 3228482

Date: 1.23.18 **Agenda #** 18.3

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Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
Request to Speak**

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Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: PETER REIF

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951-966-5175

Date: 1-23-18 **Agenda #** 18.3

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I give my 3 minutes to: _____

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Addressing the Board & Acknowledgement by Chairman:

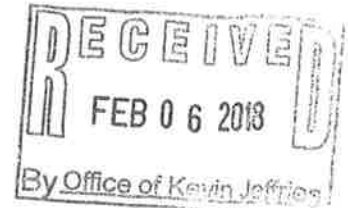
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DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
1/31/18	0011072167		PE Riverside	3 x 98 Li	382.20



*Planning
18-3 of 01/23/18*

Placed by: Cecilia Gil

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SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	01/31/2018	5209148	5209148	BOARD OF SUPERVISORS

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BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
01/31/2018	5209148	5209148
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382.20	0011072167	DUE UPON RECEIPT



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COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

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
RIVERSIDE, CA 92502

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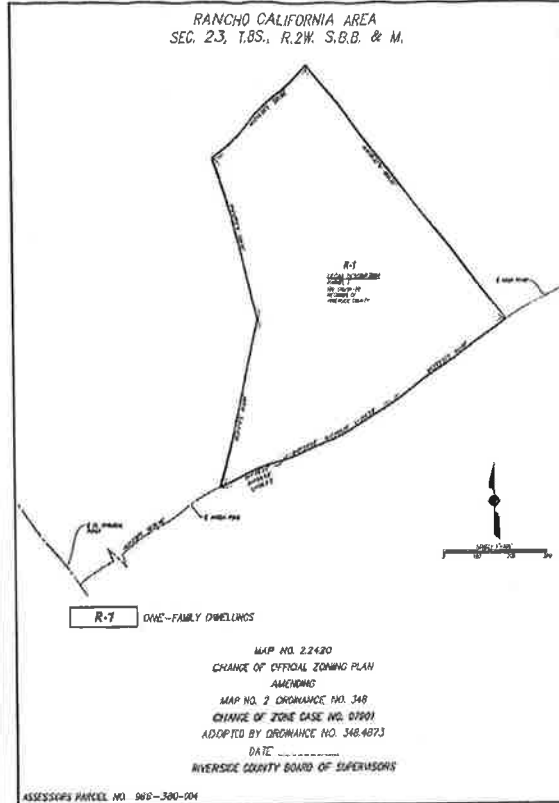
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348,4873
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 official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2420, Change of Zone Case No. 7901" 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