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|--|---|---|
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation | |

IV. DETERMINATION

On the basis of this initial evaluation:

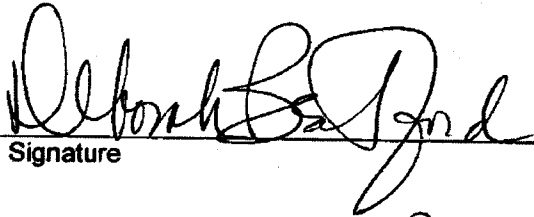
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

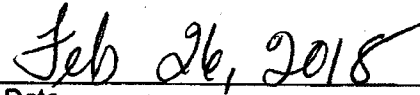
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the

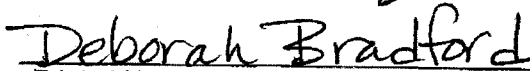
negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date



Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately seven (7) miles east of Interstate 15, a County Eligible Scenic Highway. Due to the distance of the Project site from Interstate 15 negligible visual impacts will occur along this corridor. Therefore, less than significant impacts will occur.

b) The proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Short-term impacts to the aesthetics of the site will be impacted during construction. Once construction is completed, the 51.54 gross acre site will be developed with eight (8) single-family residences with approximately 26 acres of vineyard planting. Development of this site from a vacant lot to a developed site with homes and vineyards will result in an aesthetically pleasing development, compatible with the unique quality of the Temecula Valley Wine Country Policy Area. Lastly, the existing riparian and scrub habitat located along Long Valley Wash will remain in its current form. Therefore, a less than significant impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655, 'Regulating Light Pollution' restricts the use of certain light fixtures which may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 (COA 50. PLANNING 1) into the proposed Project, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While ultimate development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County's lighting standards. The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project site is in immediate proximity of other existing and planned similar uses. Through County policies, including Ordinance No. 655, light spillage on surrounding properties would not occur and while there would be an increased amount of nighttime lighting over existing conditions, given the size and use of the site, coupled with 50% of the site remaining as vineyards, impacts would be minimal. Therefore, less than significant impacts will occur in regards to new lighting sources affecting day or nighttime views and the exposure of unacceptable light levels to adjacent properties.

Mitigation: No Mitigation Required.

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

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation.
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/overview.aspx>

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 50% Prime Farmland which is located along the southern portion of the project site. The remaining 50% is comprised of Unique Farmland and is located on the northern portion of the project site. Small portions of the Project site along the northern and southern boundaries are designated as Other Lands. Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No, Impact
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than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the General Plan Amendment, Change of Zone, and Tentative Tract Map will result in the ultimate development of 8 single-family residences and some loss of farmland will occur. However, the majority of the proposed 8 residential housing pads are outside of the prime farmland area which is along the southern portion of the site. The Tentative Tract Map exhibit indicates and notes that approximately 50 % of the project site will be located in a permanent easement devoted to vineyard planting. This easement will be mapped and recorded prior to final Map recordation. The easement shall be held in perpetuity and will be maintained by the Heavenstone Ranch Corp, Inc., as stated in Condition of Approval, 050 Planning 1. Although, not a requirement of the property owner to keep the site in an agricultural use, 50% will remain as agricultural use. Although the project will convert primarily Unique Farmland and some Prime Farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. As shown on the FMMP, there is a number of areas designated as Unique and Prime Farmland that will remain in the area and the current proposed change represents a small portion to the total farmland area just locally. Furthermore, by requiring an easement to maintain 50% of the property, which is identified as Prime Farmland, as active vineyards, the proposed project actually helps ensure long-term viability of the site to be utilized as active farmland. Therefore, less than significant impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently within the Temecula Valley Wine Country Policy Area – Winery District and zoned Citrus/Vineyards with a 10 acre minimum lot size (C/V-10); however, the project site is proposed to be added to the Temecula Valley Wine Country Policy Area – Residential District and rezoned to Wine Country – Residential, which is not considered an agricultural zone, pursuant to Section 21.3 of Riverside County Ordinance No. 348. Therefore, once the site is rezoned, the project will not conflict with agricultural zoning or uses and less than significant impacts will occur in regards to this issue area.

However, the project site is currently located within Rancho California Agricultural Preserve No. 11 (Map No. 853B), having being added to this preserve on September 23, 1976 with the adoption of Map No. 389, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1977, according to recorded instrument number 122118.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (2) an application to diminish the size of Rancho California Agricultural Preserve No. 11 by 51.54 gross acres (being the project site), and (3) a petition to cancel the land conservation contract for the portion of the agricultural preserve being diminished. If the portion of the agricultural preserve is diminished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant. Furthermore, as discussed prior, 50% of the site will be maintained in perpetuity as active farmland, helping ensure the long-term viability of the overall site and preserving the majority of the land identified as Prime Farmland.

c) The applicant is proposing a change of zone from Citrus/Vineyard (C/V) to Wine Country-Residential (WC-R). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Property directly north of the project site is zoned Wine Country-Winery (WC-W), to the east, and west Citrus/Vineyard (C/V), and to the south Residential Agricultural (R-A). Uses permitted in these zoning classification allows for single-family development, and agricultural uses such as,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vineyards, groves, field crops and processing and packaging of agricultural or horticultural products. The proposed change of zone to WC-R will not result in an incompatibility with agriculturally zoned property in that the permitted uses are primarily the same as in the agriculturally defined zones. The only agriculturally defined zone is to the east of the project site; however, given that the Project site will be developed with vineyards an incompatibility of a non-agricultural uses adjacent to agricultural uses would not occur. Therefore, less than significant impacts will occur in regards to this issue area.

d) The proposed General Plan Amendment, Change of Zone, and Tentative Tract Map will result in approximately 50% of the Project site being converted from agricultural uses to eight (8) residential lots. However the remaining 50% of the project site will be comprised of a dedicated easement in perpetuity for the planting of vineyards as stated in Condition of Approval 050 Planning 1. The Wine Country Policy Area - Winery District does not require an applicant to retain their property in agricultural production nor does the current zoning of the project site. The applicant of their own accord is choosing to keep 50% of the site for vineyard planting. Therefore less than significant impacts will occur in that 50% of the site, which is classified as Prime Farmland, will remain in agricultural production in perpetuity, which will help offset any of the losses tied to the residential parcels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code Section 51104(g)). Therefore, the proposed Project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. The project will have no impact.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) 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; therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project DB worked on 2/21/18

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan Amendment but is not considered a significant project.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although a project specific air quality analysis was not performed, such analysis has been performed for other projects within the County that are also located within the South Coast Air Basin. Emissions for the purposes of this section are not dependent on a specific location but merely the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis was performed by Urban Crossroads for a 34 unit residential subdivision on approximately 20 acres and will be used in this analysis for reference. Although the reference project is smaller in size (20 acres) compared to the proposed project (51 acres), CalEEMod assumes only so many acres are graded and so much equipment is operating at a time producing so much emissions per day. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring on a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project.

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Reference Project Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2017	3.57	38.25	45.56	0.09	9.11	5.05
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: Urban Crossroads						

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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results of the model, maximum daily emissions from the operation of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
Total Emissions	5.24	4.04	15.70	0.04	2.62	0.79
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: Urban Crossroads						

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to the 34 units analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Crown Hill Elementary School) is located approximately 3 miles to the southwest of the project; therefore, no impacts would occur to schools within ¼-mile of the project site.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA).

Similar to the discussion prior as it relates to regional emission thresholds for criteria pollutants, the reference project (a 34 unit residential project that was proposed within the Temecula Valley SRA) was utilized to compare against the proposed eight unit residential development as it relates to LST analysis.

The tables below titled Reference Project On-Site Preparation Construction LST Emissions and Reference Project On-Site Grading Construction LST Emissions identify the emissions during construction at residences 25 meters (82 feet) away from that reference project, which are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted.

Reference Project On-Site Preparation Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	27.16	30.44	8.90	4.99
LST Threshold	303	1,533	10	6
Potential Impact?	No	No	No	No
Source: Urban Crossroads				

Reference Project On-Site Grading Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	33.63	41.46	5.15	2.81
LST Threshold	325	1,677	11	7
Potential Impact?	No	No	No	No
Source: Urban Crossroads				

Similar to the analysis on regional emissions, the modeling assumes only so many acres are graded and so much equipment is operating at a given time. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring in a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project. The proposed project is also further from the nearest sensitive receptors

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(approximately 350 feet) compared to the reference project (approximately 82 feet); which in regards to air quality emissions and dispersal rates, is a substantial difference. Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

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. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours (see mitigation measure MM NOI-1) when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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?

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

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

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); MSHCP Consistency Analysis prepared by Principe and Associates dated May 17, 2017 (PDB06519); Nesting Season Survey for Burrowing Owl prepared by Principe and Associates dated April 25, 2017 (PDB06518)

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan within the Southwest Area Plan. The project site is not located within an MSHCP Criteria Cell; therefore, the project is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy process (HANS) or Joint Project Review (JPR). Although the project site is not located within a Criteria Cell, consistency with Section 6.0 of the MSHCP must still be demonstrated. A brief consistency analysis is provided herein.

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

An incised channel of Long Valley Wash is located on the project site. The streambed and its associated Riparian Forest and Scrub habitats meet the definition of MSHCP Riparian/Riverine Areas.

Long Valley Wash is present along the site's south property line and was mapped as an intermittent blue-line stream when the USGS Topography Map was compiled in 1953. The intermittent blue-line stream designation was removed in the area located between Anza Road and Camino Del Vino when the map was photo revised in 1973. The channel of this historic wash is incised over 10 feet into the terrain in the eastern portion of the site, and basically disappears in the western portion of the site, where it is incised less than one-foot into the terrain. Associated Riparian Forest and Riparian scrub

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitats within this area will remain on the site in their existing conditions and are designed to be 100% avoided as shown on the proposed Tentative Tract Map. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project as designed will not result in impacts to Riparian/Riverine Areas. The County of Riverside has conditioned the project prior to building permit issuance to ensure that the design of the four proposed bridges will not impact the MSHCP Riparian/Riverine habitat within Long Valley Wash. Construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP Volume 1. The County of Riverside has also conditioned the project prior to grading permit issuance to ensure that all MSHCP Riparian/Riverine Habitat is mapped and labeled on the grading plans.

Other kinds of aquatic features that could provide suitable habitat for endangered and threatened species of fairy shrimp are not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions such as tire ruts, etc.). The project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County conditions of approval.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)

According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project site is not located with a Narrow Endemic Plant Species Survey Area. The project is consistent with Section 6.1.3 of the MSHCP.

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

According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the Urban/Wildlands Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 (Additional Survey Needs and Procedures)

The project site is located within the required habitat assessment survey area for burrowing owl. According to the Nesting Season Survey for Burrowing Owl report prepared by Principe and Associates, suitable habitat was observed on the project site; therefore, four focused surveys were conducted during breeding season. The surveys were conducted on March 30, April 6, April 13, and April 20, 2017. No burrowing owls or burrowing owl sign were observed during any of the surveys. Therefore, despite the lack of onsite indicators for burrowing owl, the project has been conditioned prior to grading permit issuance by the County of Riverside for a 30-day burrowing owl pre-construction survey. The project site will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

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

b-c) The Biological Report states that the topography on the site has been altered in the past by agricultural clearing and grading for approximately 37 years. Site photographs in the Biology Report note that approximately 93% of the existing site was occupied by abandoned vineyard planting.

According to the MSHCP Consistency Analysis prepared by Principe and Associates, based on a review of pertinent biological literature and onsite surveys completed at the same time burrowing owl surveys were completed, threatened, endangered, candidate, sensitive or special status plant or wildlife species have not been recorded on the site. Plant species that were found on the Project site consist primarily

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of invasive and non-native species. A few native species were identified. The vegetation on site does not possess the species composition nor the habitat characteristics to be classified as Grasslands. Wildlife species found on site include, California ground squirrels, western fence lizards, California Quail, red-tailed hawk, lark sparrow, desert cottontail and the coyote. Most of the wildlife was found along Long Valley Wash.

As a part of the project component, Long Valley Wash and its associated Riparian Forest and Scrub habitats were to be 100% avoided by the project. The applicant received an agricultural grading permit for Project site with the intention of preparing the site for the planting of the vines. The level of grading work appeared to exceed the scope that was intended under the agricultural grading permit and was suspended by the Building Official. Principal Planner Ken Baez visited the Project Site and determined that the Riparian area had been impacted by the construction equipment accessing the site across the drainage area. To ensure protection of the Riparian area and its habitat, the following mitigation measures are required:

MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.

MM BIO-2: Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.

MM BIO-3: Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review.

MM BIO-4: Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

MM BIO-5: Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

No MSHCP sensitive soil types are located on the project site that could support rare plant species. No clay soils are located on the project site that could support vernal pool habitat. No burrowing owls or burrowing owl sign was observed during the focused surveys. A 30-day pre-construction burrowing owl survey will be conducted prior to grading permit issuance. A pre-construction nesting bird survey (as discussed below) will also be conducted if grading is planned to occur during the nesting bird season. Less than significant impacts will occur in regards to threatened, endangered, candidate, sensitive or special status plant or wildlife species with the incorporation Mitigation Measures 1-5 and Riverside County's standard conditions of approval.

d) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The project has been conditioned prior to grading permit issuance by the County of Riverside for a pre-construction nesting bird survey. The project site is not located within or adjacent to a wildlife nursery site. The Long Valley Wash is located within the southern portion of the site and construction of the bridges crossing the wash must comply with the "Guidelines for Construction of Wildlife Crossings" set forth in Section 7.5.2 of the MSHCP Volume 1. Impacts will be less than significant with the incorporation of the following mitigation measure and adherence to Riverside County conditions of approval:

MM BIO-6: Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

e) An incised channel of Long Valley Wash is located on the project site. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the streambed and its associated Riparian Forest and Scrub habitats will be 100% avoided by the project. However, as mentioned in 7 (b-c) agricultural grading that was permitted appeared to go beyond its permitted scope and some impacts to the Riparian area occurred by vehicles accessing the site across the drainage area. With the incorporation of MM BIO 1-5, impacts to the Riparian Area and Habitat will be reduced to less than significant. MM BIO-3, requires that EPD staff verifies that the construction of the 4 clear span bridges will be designed and constructed so as to ensure that impacts to the MSHCP Riparian/Riverine habitat within Long Valley Wash will be less than significant. Temporary impacts to the Riparian area may occur with the construction of the bridges; however, because the applicant will be required to obtain a 404 permit any impacts to this area will be restored. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the two patches of Riverside and sage scrub growing on the site totaling 1.24 acres in size have long been reduced to remnants. The patches of sage scrub do not possess high quality functions and values to be considered to be sensitive biological resources at this site. Regardless, that habitat will be entirely avoided by the proposed project. Therefore, impacts will be less than significant with the incorporation of Mitigation Measures 1-5 and the adherence to Riverside County conditions of approval.

f) According to Section 404 of the Clean Water Act, wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Although the riparian area may not have a prevalence of vegetation in that we are currently in a drought the area is delineated on the USGS topographical map as a blue line stream and needs to be 100% avoided as stated in MM BIO-1. Therefore, with mitigation less than significant impacts will occur in regards to this issue area.

g) No oak trees are located on the project site. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.

MM BIO-2: Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.

MM BIO-3: Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review.

MM BIO-4: Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

MM BIO-5: Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

MM BIO-6

Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

Monitoring: Riverside County Department of Building and Safety and the Environmental Programs Department.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

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

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

a) The project site has been surveyed by a County approved archaeologist in April and May 2007 and it has been determined that there is one archaeological resource present. This resource includes CA-RIV-008271 which consists of three manos, four mano fragments, one flake, one metate fragment, two hammerstones and one possible stone ball. This site consists of an artifact scatter that has been collected and therefore is no longer present on the subject property. It is important to note that imagery from 1996 on Map My County, shows the entire 51.54 gross acres as being graded and used for row crops. The potential for artifacts to be encountered are minimal and likely any remaining resources less than significant so no mitigation is required. However, in the abundance of caution Advisory Notification Document (AND) Planning 9 will be required to ensure if any archaeological resources are encountered all work shall be halted or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Therefore, impacts are considered less than significant.

- b) An archaeological technical study entitled, "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California, prepared by Michael Hogan, dated May 25, 2016, evaluated the significance of the archaeological resources that were collected at the site and based on subsurface testing, analysis of recovered artifacts, and other investigations determined that the archaeological resource(s) are not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resources are not considered significant archaeological resources pursuant to CEQA Section 15064.5, loss of these resources cannot contribute to a potentially significant cumulative impact. Therefore, less than significant impacts are unlikely to occur.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.
- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The nearest active fault anticipated to produce the highest ground accelerations, maximum magnitude of 7.7, is the Elsinore fault located approximately six (6) miles from the subject site. However, the closest fault anticipated to produce the highest ground motions is the San Felipe Fault which is closer to the subject site approximately 0.2 miles but has a lower magnitude of 6.3. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Based on the information obtained from 'Map My County', the project site is located in an area with moderate potential for liquefaction. The Preliminary Geotechnical Report states that there are three factors that determine whether a site is likely to be subject to liquefaction, seismic shaking, type and consistency of earth materials, and groundwater level. The report states that groundwater was not observed during subsurface exploration, and local well data obtained from the California Department of Water Resources dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface. A historic high groundwater level of 53 feet below ground surface was recorded in 2012. Groundwater is not anticipated to be encountered during grading. The report states that proposed structures will be supported by compacted fill over competent Pauba Formation bedrock, with groundwater at a depth of over 50 feet. Therefore, with the recommended compacted fill, relatively deep groundwater level, and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction or lateral spreading beneath the proposed structures is considered very low. Additionally, with incorporation of conditions of approval and compliance with the CBC, the potential for earthquake induced liquefaction impacts are considered less than significant.

Mitigation: No Mitigation Required.

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

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Southwest Area Plan Figure 12 "Seismic Hazards" and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report, intensity of ground shaking at the site may be higher or lower based on complex variables such as, depth and consistency of earth materials, topography, geologic structure, direction of fault rupture, seismic wave reflection, refraction, and attenuation rates. Ultimate development of the project site will result in the construction of eight single family residences. Compliance with the Geotechnical Report's recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

13. Landslide Risk

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

Source: Southwest Area Plan Figure 13 "Steep Slope", and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Report stated that the secondary effect of a landslide due to seismic activity is unlikely given the topography of the site, subsurface exploration and laboratory testing. Therefore, impacts are considered to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Based on Map My County the project site is susceptible to subsidence. The Preliminary Geotechnical Report stated that subsidence from scarification and re-compaction will be negligible. In addition compliance with conditions of approval 10.BS GRADE 003, 004, 004, and 006 will ensure any impacts in regards to subsidence will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Other Geologic Hazards

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

Source: Project Application Materials and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The proposed Project will not significantly change the existing topography on the subject site. The grading will primarily follow the natural terrain and not alter any significant elevated topographic features located on the site. The project has no cut or fill slopes that would exceed 2:1. Impacts will be less than significant.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. In addition, condition of approval 10. E HEALTH 2 states that if the applicant wants to obtain clearance for their system prior to issuance of building permits, the applicant provide to building and safety a site plan and floor plans, a soils percolation report and plot plan, and groundwater detection boring provided at the location of the onsite wastewater treatment/septic lots. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that graded but undeveloped land shall provide, in addition to erosion control planting any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Preliminary Geotechnical Report laboratory test results for the subject site determined that the earth materials onsite exhibit a Very Low Expansion potential; therefore, the design of slab on ground foundations is exempt from the procedures required in the CBC for expansive soils. Impacts will be less than significant.

c) The proposed Project includes the subdivision of a 51.54 gross acre site into eight (8) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department (AND 10. E. HEALTH 3) to require the applicant to provide, a soils percolation report and plot plan and groundwater detection borings at the location of the onsite wastewater treatment/septic lots. In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

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

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

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

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (AND.15 BS GRADE. 5.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County Climate Action Plan, "Benton Road Residential Greenhouse Gas Analysis", dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

No project specific greenhouse gas analysis was performed for this project. However, similar to air quality, other studies have been performed in the area that could be utilized as a reference to compare the project to. The same 34-unit project that was used in the air quality analysis will be used for greenhouse gas reference. In this reference project, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO₂	CH₄	N₂O	CO₂E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads				

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to, the 34 units analyzed in this reference greenhouse gas analysis. Therefore, the proposed project would also be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of eight (8) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the Project does not engage in activities that would create a high level of risk or hazards to the surrounding community. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area, the Project includes adequate access for emergency response vehicles and personnel. Neither project construction nor operation would be anticipated to significantly impair any evacuation or response plans. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

22. 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: Southwest Area Plan Figure 5. "French Valley Airport Influence Area", Riverside County General Plan Safety Element, Figure S-20, "Airport Locations". GIS database and Google Earth.

Findings of Fact:

a-b) According to Map My County, Google Earth and the General Plan, the project site is not located within an Airport-Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Hazardous Fire Area

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

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

Findings of Fact:

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant. (AND 15. FIRE. 1, 2, and 3, COA 50. FIRE 1, 2, 3)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project DB

24. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single-family residential lots. Ultimate development of the site will likely result in the construction of 8 single-family residences. To ensure that the natural drainage course is maintained, Advisory Notification Document (AND) 15 FLOOD 1 requires that the Long Valley Wash must be kept free of all fill, buildings, and obstructions to ensure that the natural drainage patterns of the areas are maintained to prevent flood damage to new building as well as flooding Los Nogales Road. Although Los Nogales Road is susceptible to flooding presently, without the project, but because the natural drainage will be maintained adjacent properties will not be further impacted by an increased drainage flow than what is currently existing. If deemed necessary Advisory Notification Document 15. TRANS 2 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by constructing drainage facilities, enlarging existing facilities, and/or by securing a drainage easement. Advisory Notification Document 15 TRANS 3 states that the land divider, if necessary will be responsible to accept and properly disposes of all off-site drainage flowing onto or through the site. With the incorporation of mitigation measure MM HYDRO WQ: 1 which requires that each lot is provided with a 10,000 gallon cisterns to capture rain water from flowing off site. In the event that the 10,000 gallon cisterns are not adequate in size to reduce the flow, larger cisterns may be required as stated in Advisory Notification Document 15 Flood 1. Therefore, with the incorporation of mitigation measures and standard conditions of approval, impacts in regards to this issue area will be less than significant.

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

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Data reviewed dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface with a historic high groundwater level of 53 feet below groundwater in 2012. Groundwater is not anticipated to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 24a. and b., AND 15. TRANS 2 and 3 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. The use of the site for residential purposes will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant amount of stormwater runoff due to impervious surfaces, since the properties will be designed with cisterns to capture and retain any stormwater created onsite. Water that naturally flows to the wash will continue to do so in order to preserve any downstream functions. The project will not create any significant amount of polluted runoff, nor will it significantly contribute to downstream damage caused by excessive stormwater. Therefore, with mitigation and the incorporation of conditions of approval impacts will be less than significant.

e-f) As indicated in the Southwest Area Plan Figure 10 Special Flood Hazards Area, the Project is located in an area with the potential for flood hazards. The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Advisory Notification Document 15. FLOOD RI 1 states that the Map shall be designed to create a buildable site outside of the floodplain for each proposed lot. This condition also requires that driveways and access roads be designed in a manner to not block, divert, or obstruct the floodplain flows. In addition, lots 1, 2, 3 and 4 will be providing a bridge that crosses over the floodplain to ensure that access to these lots will not be compromised due to a storm. The proposed building pads are all located outside of the floodplain. Therefore, with incorporation of these conditions of approval and site design, impacts will be less than significant.

g) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8), single-family residential lots ranging in size from 6 gross acres to 8.5 gross acres. Ultimate development will be for the construction of 8 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a Stormwater Pollution Prevention Plan (SWPPP) will be required as stated in Advisory Notification Document 15. BS. GRADE. 11. In addition, 10,000 gallon cisterns will be installed on-site for each lot as mitigation to ensure that control measures will be in place to minimize pollutants in urban runoff from impervious areas of the residences. The cisterns will also be used for irrigation of the vineyards to help reduce water use needs. Advisory Notification Document 15. TRANS. 2 and 3 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Therefore, less than significant impacts will occur with the incorporation of mitigation and adherence to the County of Riverside's condition of approvals.

h) Future development of this Project site will include as mitigation the installation of 10,000 gallon cisterns on each lot to capture rain water so as not to create a substantial increase in run off due to the development of eight (8) single family residents. The cisterns will be maintain by the property owner as stated in Advisory Notification Document 15. Planning-All. 3 to ensure that odors and vectors will not occur. Therefore, impacts will be less than significant in regards to this issue area.

Mitigation:

MM HYDRO WQ: 1 A 10,000 gallon cistern will be provided on each lot and installed in accordance with plans and specification accepted by Riverside County's Department of Transportation.

Monitoring: Riverside County Department of Transportation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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25. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8) single-family residential lots. Future development will ultimately result in the construction of 8 single-family residences. The proposed Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The Project will be designed and conditioned to ensure that ultimate development of the Project site will result in less than significant impacts in regards to the alteration of the existing drainage courses and surface run-off and absorption rates. (AND 15. BS GRADING 3, 7, 11, 13, AND 15. FLOOD 1, 2, and 3, AND 15. TRANS 2, 3, and 5).

c) The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed building pad locations are located outside of the 100-year flood plain. Conditions of approval and compliance with the CBC will ensure that impacts related to this issue area will be less than significant.

d) The proposed Project will not change the amount of surface water in any water body, because there are no enclosed bodies of water adjacent to the project site. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

a) The project site is surrounded to the north, south, east, and west with scattered single family development. The Project site has an existing General Plan Land Use Designation of Agricultural (AG) 10-acre lot minimum and is within the Temecula Valley Wine Country Policy Area- Winery District. The applicant is proposing a General Plan Amendment to modify the Policy Area to Wine Country – Residential District. The proposed Project is consistent with the development pattern of the surrounding area which is comprised of single family residences with agricultural uses. The Project site borders to the south, the Temecula Valley Wine Country Policy Area– Residential District which is comprised of lots with 2 ½ - 5 acre minimum lot sizes. Therefore, ultimate development of the site will not result in a substantial alteration to the present or planned land use in the area. Impacts will be less than significant.

b) The proposed Project is not located within a city sphere of influence or adjacent to a city or county. Therefore, there will be no impact

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The Project site is currently zoned Citrus/Vineyard, 10-acre minimum (CV-10). Although the proposed Project is not consistent with this zoning classifications, Change of Zone No. 7885 proposes to change the zoning to Wine Country-Residential, 5-acre lot minimum (WC-R). Upon approval of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. See b-c) below for information regarding compatibility. Therefore, no impacts will occur.

b-c) Properties to the north are zoned Wine Country-Winery, 10-acre minimum (WC-W) and Citrus/Vineyard, 10-acre minimum (CV-10), to the east Citrus/Vineyard, 10-acre minimum (CV-10) to the south Residential Agricultural, 2 ½ acre lot minimum (R-A-2 ½) and Residential Agricultural, 5 acre lot minimum (R-A-5), and to the west, Citrus/Vineyard, 10-acre minimum (CV-10). In addition, to the north of the subject site, Tentative Tract Map No. 31444 has been approved to subdivide approximately 220 acres into 38 residential lots with a 5-acre minimum lot size and Tentative Tract No. 32819 has been approved to subdivide approximately 84 acres into 12 clustered residential lots with a 1.5 acre minimum lot size, and to the west Tentative Tract Map No. 32949 has been approved to subdivide a 40.4 acre site into 6 residential lots with a 5-acre minimum lot size. The proposed Project's change of zone will be compatible with the density of existing and planned residential development located in the vicinity of the Project site. Furthermore, 50% of the project site will be maintained as active vineyards, helping to further support the compatibility of the proposed project to the overall developed area. Impacts will be less than significant.

d) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single family residential lots, with a minimum lot size of five acres. The current land use designation of Agricultural allows for a 10-acre lot minimum. However, the applicant has gone through with the General Plan Foundation Initiation Process and is moving forward with modifying the Temecula Valley Wine Country Policy Area – Winery District to the Residential District. As proposed the General Plan Amendment to the Residential District will allow for 5-acre minimum lot size. Policies of the Temecula Valley Wine Country Policy Area – Residential District, is to encourage permanent estate lot residential stock in this region to balance the tourism related activities and to encourage tentative approval of residential tract maps provided that the overall project density yield does not exceed one unit per five acres or if clustered development 1-acre lot minimum as long as 75% of the project area is developed with vineyards. Although the Project is not a clustered development the applicant is setting aside approximately 50% of the area with vineyard planting. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project				
28. 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"/>

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

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

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," Riverside County Parcel Report.

Findings of Fact:

a-b). As noted on the Riverside County Parcel Report, the project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

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

30. Railroad Noise

NA A B C D

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

Findings of Fact:

The Project site is not located in proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Highway Noise

NA A B C D

Source: Riverside County's Southwest Area Plan, Figure 7 "Circulation", Project Application Materials and Google Maps

Findings of Fact:

According to Google Maps, the proposed Project site is located approximately 0.5 miles from Anza Road, listed as a "Major" road on Figure 7, "Circulation" in the Southwest Area Plan. Highway 79 is located approximately 3.2 miles from the project site. Given, the proximity of this Highway there will be no impacts in regards to highway noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

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

Monitoring: No Monitoring Required.

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

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

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, provided the characteristics of the roadway remained approximately the same. 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 also dissipates as the distance from the noise generator increases. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. For example, if a noise source generates a noise level of 70 dBA at 50 feet, it would be attenuated to 64 dBA at 100 feet and further attenuated to 58 dBA at 200 feet. Note however, for mobile sources (i.e. vehicles), the dissipation for doubling distances tends more towards the magnitude of 3 to 4.8 dBA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

Based on the more conservative study performed from the Federal Interagency Committee on Noise (FICON), typical ambient increases in traffic noise could be a potential impact depending on how high the levels already exist along the specific roadways. Since 5 dBA is considered a readily noticeable increase in noise, a potential impact could exist if the traffic increase resulted in a 5 dBA ambient increase for areas where the ambient noise is under 60 dBA CNEL. If the ambient is between 60 to 65 dBA CNEL, then a 3 dBA increase may create a significant impact. Lastly, if the ambient is above 65 dBA CNEL, then a 1.5 dBA increase may represent a significant impact. The project is estimated to generate a total of 76 average daily trips from 8 units (95 from 10 units as would be allowed by the General Plan Amendment) onto the surrounding roads, most directly to Los Nogales Road and Camino Del Vino. Although the project will be adding trips to other area roadways such as Camino del Vino, Anza Road, and Rancho California Road, these roads already handle a larger amount of daily trips and the portion of the project generated trips would represent a very small portion of the overall current trips and would not result in a more than doubling of trips or therefore an increase of more than 3 dBA in ambient noise levels. Therefore, the impacts to Los Nogales Road represents the worst case scenario for increases in ambient noise.

As noted previously, it would take a doubling of traffic from existing conditions to increase the ambient noise level greater than 3 dBA, which is the level where an increase in noise is a barely perceptible change in noise. There are currently approximately 8 residential units directly accessing Los Nogales Road to Anza Road to its current end before Camino Del Vino. This number of units would also be estimated at generating approximately 76 daily trips directly to Los Nogales Road. The project would then be doubling the existing number of trips, resulting in an increase in ambient noise of 3 dBA. However, this does not include approximately 18 units that may also indirectly utilize Los Nogales Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from side roads between Los Nogales Road and Via Anita such as Las Amantes Road, Calle Ranchito, and Calle Toledo/Meadow Ridge Road to access Anza Road via Los Nogales Road. If it is reasonably assumed that half of the trips from these side roads would utilize Los Nogales Road, this would increase the current anticipated level of trips on Los Nogales Road to approximately 161. Therefore, the project's generation of 76 average daily trips would result in a less than doubling of current trips on Los Nogales Road and a less than 3 dBA increase in the ambient noise level. Further, given the rural nature of Nogales Road, in no way would the existing ambient noise levels be higher than 60 dBA CNEL and the 76 daily trips, even during peak hours, would not represent a significant increase in ambient noise and would be significantly lower than any of the thresholds provided pursuant to the FICON report. Since the increase in ambient noise would be significantly below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) Operationally, the project will result in temporary noise sources typical of residential uses such as landscaping activities. These activities are common in the project area and do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The proposed project may create a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 Section 2 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 Municipal 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.

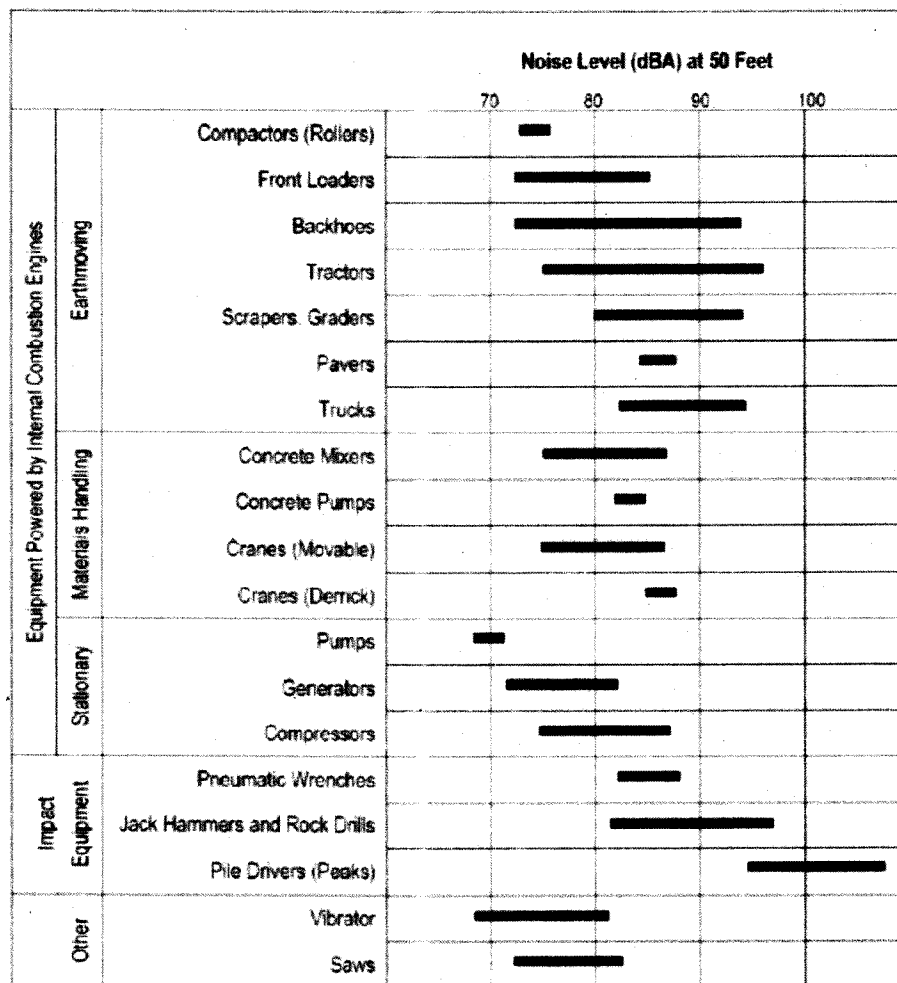
Therefore, to evaluate whether the Project will generate a substantial periodic increase in short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For the purposes of this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations. Since this construction-related noise level threshold represents the energy average of the noise source over a given time period, they are expressed as Leq noise levels. Therefore, the noise level threshold of 85 dBA Leq over a period of eight hours or more is used to evaluate the potential Project-related construction noise level impacts at the nearby sensitive receiver locations.

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:

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

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

The figure shown below shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 95 dBA (A) at 50 feet from the source.



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations"

The closest residential building or sensitive receptor to the project boundary is approximately 350 feet. As noted previously, with every doubling of distance, noise is attenuated by approximately 6 dBA. And this 6 dBA is typical of a hard surface – in reality the attenuation is often greater as the noise travels over soft dirt, grass, bushes etc. Regardless, based on the more conservative 6 dBA value, noise levels

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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at 50 feet of 95 dBA would be anticipated to attenuate to approximately 80 dBA at 350 feet. Assuming as worst case that this level of noise occurs constantly throughout an 8-hour period, this would still not exceed the threshold of 85 dBA Leq as previously noted. This also assumes that the loudest construction equipment would be operating consistently at the closest location to the sensitive receptor, when in actuality the equipment moves about the site depending on construction needs. Therefore, temporary construction-related noise impacts will be less than significant with the implementation of existing regulations. Although not required to reduce impacts to a less than significant level, a mitigation measure is included as NOI-1 with a variety of measures that can be taken during grading and building construction to further ensure construction impacts will remain less than significant to surrounding sensitive receptors.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 dBA CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. The existing immediate surrounding area is primarily rural residential and vacant areas with little regular vehicle trips. As shown in the figure below, even Quiet Urban Daytime is at approximately 50 dBA. Therefore, this existing noise environment is not likely to be near the 65 dBA CNEL threshold. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to generate more than a 3 dBA increase in noise. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

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

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140		
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100		
GAS LAWN MOWER AT 1m (3 ft)		90	VERY LOUD	
DIESEL TRUCK AT 15m (50 ft), at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80		HEAVY INTERFERENCE
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70	LOUD	
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60		
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50	MODERATE	SLEEP DISTURBANCE
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40		
QUIET SUBURBAN NIGHTTIME	LIBRARY	30		
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20	FAINT	
	BROADCAST/RECORDING STUDIO	10		NO EFFECT
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0	VERY FAINT	

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the nearest edge of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation:

MM NOI-1: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

“During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

During all Project site demolition, excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

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

Equipment shall be shut off and not left to idle when not in use.

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

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.”

Monitoring: Mitigation shall be monitored through the Building & Safety plan check process.

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

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The Project site is mapped in the County's General Plan as having a High Potential for paleontological resources. To ensure protection of these resources should any be found, MM PALEO-1 has been incorporated to require the applicant to prepare a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP is reviewed by the County's Geologist for review and approval prior to the issuance of a Grading Permit. Therefore, with the incorporation of MM PALEO-1 impacts related to the discovery of any Paleontological Resources on site will be less than significant.

Mitigation:

MM PALEO-1: The applicant shall prepare a Paleontological Resource Impact Mitigation Program (PRIMP), which shall be reviewed and approved by the County of Riverside Geologist prior to issuance of a grading permit.

Monitoring: Riverside County's Geologist prior to issuance of grading permit

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of 8 single-family dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project includes the subdivision of a 51.54 gross acre site. The Project site is comprised of vacant land with no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

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

e-f) The proposed Project will ultimately result in the construction of a total of 8 single-family dwelling units generating a population of approximately 25 persons. The land use designation for the project site is Agriculture, which allows for one single-family dwelling unit per 10 acres, except as otherwise specified by a policy or an overlay. The proposed General Plan Amendment will modify the Temecula Valley Wine Country Policy Area – Winery District to the Residential District, 5-acre lot minimum. This modification in the policy area will not result in a population growth that will be inconsistent with the General Plan. Infrastructure and road improvements will be provided on-site and offsite; however no expansion of existing infrastructure or extension of a roadway is proposed. These improvements are to ensure that existing residences within the vicinity of the site are not impacted and the new residents anticipated on the Project site will be adequately served by infrastructure and roads. These elements will not induce a population growth into the area that is not anticipated. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. There are six County Fire Stations located in Temecula. Fire Station #96 is the closest, located approximately 5 miles from the Project site at 37700 Glen Oaks Road in Temecula. Given the existing homes in the general area, coupled with the small size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The Southwest Sheriff's Station located at 30755-A Auld Road in Murrieta serves the contract city of Temecula as well as other unincorporated communities. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The area is already required to be patrolled by County Sheriff and the inclusion of 8 single-family homes will not impact any response times nor significantly increase the pressure on existing sheriff facilities. Regardless, the Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

38. Schools

Source: Temecula Valley Unified School District and GIS database.

Findings of Fact:

The public schools serving the Project site would be Crowne Hill Elementary school located approximately 4.6 miles from the Project site, Temecula Middle school located approximately 4.3 miles from the Project site and Temecula Valley High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees, which according to the state, acts as complete mitigation for any school impacts. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

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

39. Libraries

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

Findings of Fact:

The closest public library is the Temecula Public Library which is located approximately 6 miles southwest of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is an Advisory Notification Document (AND 15. PLANNING 7.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40. Health Services

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

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

RECREATION

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"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

- a) The Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, an 8 lot single-family residential subdivision, ultimate development would result in a projected population of approximately 25 new residents, which is not anticipated to significantly increase the needs of additional recreational space. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed Project does not include the construction of recreational facilities. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, as discussed below, ten foot wide community trails will be included within the project design and located along the southern portion of Los Nogales Road and along the western edge of Camino Del Vino. Therefore, less than significant impacts will occur.
- c) The Project site is located within the Temecula Valley Wine Country Beautification CSA No. 149. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 10 and COA 90. PLANNING 4 ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

42. Recreational Trails

Source: Riverside County's General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeway System". Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed Project will be required to construct a ten foot (10') wide trail easement along the southern portion of the proposed realigned Los Nogales Road and along the western portion of Camino Del Vino. No impacts to the existing trail system will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of eight (8) single-family residential structures, which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 8 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 8 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

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

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

g) The proposed Project will ultimately allow for the construction of 8 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 6, regarding secondary access.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Southwest Area Plan, Figure 8, "Trails and Bikeway System" a General Plan designated Combination Trail (Regional Trail/Class 1 Bike Path) is shown along Camino Del Vino directly adjacent to the project site. As a part of Tentative Tract No. 37254 the applicant is required to provide a 10 foot wide trail easement along the western portion of Camino Del Vino and along the southern portion of Los Nogales Road within the project's boundary. No impacts will occur in regards to bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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

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

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 29, 2017.

Rincon deferred to Tribes located in closer proximity to the project. A request to consult dated March 29, 2017 was received from the Pala Band of Mission Indians. Exhibits were provided to the Tribe on March 29, 2017. On April 21, 2017 Pala declined any further consultation regarding the project and indicated that they did not have any concerns. The Soboba Band, the Cahuilla, the Ramona Band, Pechanga Band and the Colorado River Indian Tribes did not request consultation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A Senate Bill 18 (SB18) consultation list request was sent to the Native American Heritage Commission (NAHC) on February 16, 2017. A response was received on March 03, 2017. In accordance with the recommendations of the NAHC, Planning contacted all 28 Native American consultants listed in the NAHC response letter. These letters were mailed out on March 06, 2017. Responses were received from the Agua Caliente Band of Cahuilla Indians and the Augustine Band of Cahuilla Indians who both deferred to Tribes located closer to the project. No other responses were received and no sacred sites were identified.

There were no Sacred Sites and no Tribal Cultural Resources identified by any of the Tribes because there are none present. Therefore, the Project will have no impact on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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: Department of Environmental Health Review

Findings of Fact:

a-b) Tentative Tract No. 37254 is for the subdivision of a 51.54 gross acre site into eight (8) residential lots. Ultimate development of the site will likely result in the construction of 8 single-family residences. As stated in a letter from Rancho California Water District (RCWD) on March 9, 2017 the Project site is located within the service boundaries of RCWD and water service exists under Account No. 3060625. Existing water pipelines are located within Los Nogales Road and Camino Del Vino. Water service to individual lots will required the extension of water facilities within dedicated public and/or private rights-of-ways. Less than significant impacts will result in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project will result in the subdivision of 51.54 gross acres into eight (8) single-family residential lots. The Project site is located in an area primarily development with single-family residences on 2.5 – 5 acre lots. The subject property is located in Eastern Municipal Water District sewer service area. Presently sanitary sewer service is not available to the Project site. Therefore, the applicant has indicated that each lot will be served by individual septic systems.

Communication with the County's Environmental Health Specialist Kristine Kim, stated that because the project site has suitable areas to support septic systems, surrounding properties already support existing septic systems, and the Project site has enough land to support septic the Department of Environmental Health is able to support the use applicant's proposed use of an on-site septic system. In addition, the Environmental Health Department has conditioned that prior to issuance of building permits the applicant shall submit a detailed soil percolation report and groundwater detection borings to ensure adequacy of the soil for the onsite septic systems. The onsite wastewater treatment septic (OWLS) shall be designed in accordance with current Local Agency Management Program (LAMP) guidelines and other applicable regulations or standards at the time the development is submitted for review. Such restrictions and approvals will ensure that any septic systems will be designed appropriately in order to ensure not impacts occur, particularly as they relate to the wash. Impacts will be less than significant. (AND 15. E. HEALTH 3 and COA 80. E. HEALTH 1).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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statutes and regulations related to solid wastes. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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: Project Materials.

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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"/>
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Source:

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

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. With the incorporation mitigation measures and standard conditions of approval all impacts are less than significant.

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: Staff review, Project Application Materials

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, as illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with mitigation and appropriate conditions of approval. Therefore, less than significant cumulative impacts are anticipated to occur.

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"/>
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Source: Staff review, project application

Findings of Fact: 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. With the incorporation of mitigation measures and standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

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

VI. AUTHORITIES CITED

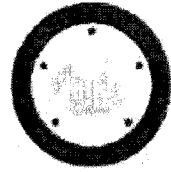
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/12/18, 1:48 pm

TR37254

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37254. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S) Tentative Map, dated May 16, 2017 Exhibit A (Site Plan), dated May 16, 2017

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act
- Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance
(cont.)

- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 3 AND - Project Description

This land division is hereby permitted to subdivide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 3 0010-BS-Grade-MAP - DR WAY XING NMC

Lots whose access is or will be affected by natural or constructed drainage facilities shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

BS-Grade. 4 0010-BS-Grade-MAP - DRNAGE & TERRACING

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 **0010-BS-Grade-MAP - DRNAGE & TERRACING (cont.)**
Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 5 **0010-BS-Grade-MAP - DUST CONTROL**

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.

BS-Grade. 6 **0010-BS-Grade-MAP - EROS CNTRL PROTECT**

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.

BS-Grade. 7 **0010-BS-Grade-MAP - FINISH GRADE**

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.

BS-Grade. 8 **0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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.

BS-Grade. 9 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

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.

BS-Grade. 10 **0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grades shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 11 **0010-BS-Grade-MAP - NPDES INSPECTIONS**

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

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 11 **0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**
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 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.

BS-Grade. 12 **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

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.

BS-Grade. 13 **0010-BS-Grade-MAP - SLOPES IN FLOODWAY**

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

E Health

E Health. 1 **0010-E Health-USE - ECP COMMENTS**

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS (cont.)

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.

E Health. 2 0010-E Health-USE - POTABLE WATER SERVICE

TR37254 is proposing potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies. Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 3 0010-E Health-USE - WASTEWATER DISPOSAL

At the time of review of TR37254 in 2017, sanitary sewer service is not available. If at the time of building permit submittal, sewer becomes available, then the structures proposed may be required to connect to sewer. If it is evaluated that structures proposed for TR37254 can connect to an onsite wastewater treatment system (OWTS), At the time of building permit issuance, additional evaluation will be required subject to the review of the information and reports provided at that time. To obtain clearance prior to building permit issuance the following items will be required:

- Application and any applicable fees to review
- Site plans reviewed by building and safety and floor plans
- Soils percolation report and plot plan, wet signed and stamped by the engineer for the specific development of the lot and type of structure
- Groundwater detection boring to be provided at the location of the onsite wastewater treatment (OWTS)/septic

Lots 1,5,7 will require additional information at the time of building permit submittal since location of testing is different from the proposal of leach line locations shown in tract map exhibit.

OWTS shall be designed in accordance with current LAMP guidelines and other applicable regulations or standards at the time the specific development is submitted for review.

Please contact the Land Use Program at (951)955-8980 for any additional questions.

Fire

Fire. 1 0010-Fire-MAP-#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing required fire flow at 20 PSI residual operating pressure.

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

ADVISORY NOTIFICATION DOCUMENT**Fire**

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)
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.

Fire. 3 0010-Fire-MAP-#52-COM/RES HYDRANT

Approved standard fire hydrants, (6"x4"x2.5") shall be located not more than 600 feet in any direction from the exterior portion of any building wall.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Tract Map (TR) 37254 is a proposal for a subdivision of 51.54 gross acres into 8 residential lots with a minimum lot size of 5-acre. This subdivision is within the Special Flood Hazard Area for the 100-year floodplain limits for Long Valley Wash, which is delineated by the flood study dated October 2002 for the County of Riverside and listed in Ordinance 458 Section 5.c. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. This floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. Long Valley Wash is a large watercourse that drains a 9-square mile watershed from the east and has a 100-year flowrate of 3,350 cfs. The floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The map shall be designed to create a buildable site outside of the floodplain for each proposed lot. The floodplain limits shall be delineated on the tentative/recorded map with a note stating, "Floodplain must be kept free of all fill, buildings, and obstructions until flood control facilities have been constructed".

In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the effective floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. Final Building Inspections for lots within the effective Special Flood Hazard Area shall not be issued until all necessary documentation to amend the Special Flood Hazard Area has been approved by FPM.

It should be noted that access to the site may be impaired by flooding even during smaller and more frequent storm events without a 100-year flood control facility. The District has received complaints from property owners located along the Long Valley Wash regarding access concerns. These include inaccessible driveways across the floodplain and erosion of Los Nogales Road during normal storm events. The driveways and access road(s) shall be designed in a manner to not block, divert, or obstruct the floodplain flows.

The impervious area proposed with this development project will generate impacts to

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**
 water quality and hydrologic conditions of concern that must be mitigated. The preliminary water quality management plan (WQMP) that was submitted indicates the use of cisterns for harvest and reuse of the rainwater to mitigate these impacts. The document minimally meets the criteria of a preliminary WQMP is conceptually acceptable to the District, but will need significant revisions and the supporting calculations to be refined in the final WQMP at the improvement plan check stage of development. This may require the proposed cisterns to be larger than anticipated. The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$1,179 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Flood. 2 **0010-Flood-MAP ORD 458 SPEC FLOOD HAZARD**

Tract Map 37254 is within the Special Flood Hazard Area delineated by the flood study for Long Valley Wash (October 2002) that is listed in Ordinance 458 Section 5.c and shown

on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits. This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

Flood. 3 **0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM**

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 indicated as

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3 0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM (cont.)
'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Planning

Planning. 1 0010-Planning-MAP - DESIGN GUIDELINES

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

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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.

Planning. 3 0010-Planning-MAP - GEO02466 ACCEPTED

County Geologic Report GEO No. 2466, submitted for the project (TR 37254) APN 927-450-002, was prepared by Earth-Strata, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed 51 Acre Subdivision, Assessor's Parcel Number 927-450-002, Located West of Camino Del Vino and North of Los Nogales Road, City of Temecula, Riverside County, California," dated June 12, 2015. In addition, Earth-Strata, Inc. has submitted the following documents:

"Response to the County Of Riverside Review Comments Regarding County Geologic Report 2466, Proposed 51 Acre Subdivision, Assessor's Parcel Number 927-450-002, Located West of Camino del Vino and North of Los Nogales Road in the Greater Temecula Area, Riverside County, California," dated January 6, 2015 (sic). "Response to the County Of Riverside Review Comments Regarding County Geologic Report 2466, Proposed 51 Acre Subdivision, Assessor's Parcel Number 927-450-002, Located West of Camino del Vino and North of Los Nogales Road in the Greater Temecula Area, Riverside County, California," dated January 29, 2016.

"Response to the County Of Riverside Review Comments Regarding County Geologic

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 3 0010-Planning-MAP - GEO02466 ACCEPTED (cont.)
Report 2466, Proposed 51 Acre Subdivision, Assessor's Parcel Number 927-450-002, Located West of Camino del Vino and North of Los Nogales Road, Unincorporated Riverside County, California," dated June 6, 2016. These documents are herein incorporated in GEO02466. GEO02466 concluded:

- 1.No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote.
- 3.Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on site.
- 4.Our analysis of liquefaction and dry-sand settlement indicated an estimated total settlement of 7.6 inches for the lower elevations of the site. However, no structures are proposed in those areas. After incorporating the recommended removals and compacted fill requirements the total settlement for Los Nogales Road is estimated to be around 3.3 inches. GEO02466 recommended:

- 1.Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite.
- 2.For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent bedrock is encountered.
- 3.Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater.
- 4.In general, the anticipated removal depths should vary from 3 to 5 feet in the Pauba Formation, and about 10 to 12 feet within the alluvial material in the lower elevations of the site (along Los Nogales Road).

GEO No. 2466 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2466 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Planning. 4 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are found, the permit holder shall comply with the following codes:
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered no further disturbance shall occur until the County Coroner has made necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to their authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the NAHC shall be contacted by the Coroner within 24 hours. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-MAP - IF HUMAN REMAINS FOUND
(cont.)

dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants preferences for treatment. The descendants preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains.

Preservation of Native American human remains and associated items in place.

Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, that additional or multiple Native American human remains, in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are with the Native American human remains are to be treated in the same manner as the remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 5

0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 5 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)
approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 6 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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.

Planning. 7 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 8 0010-Planning-MAP - PDA04967 ACCEPTED

County Archaeological Report (PDA) No. 4967 submitted for this project was prepared by Michael Hogan of CRM Tech and is entitled: "Archaeological Testing and Treatment Plan for 33-015916 (CA-RIV-8271) within the Tentative Tract Map Project Area" dated February 01, 2016. This report was received on February 01, 2016 and accepted by the County Archaeologist on February 03, 2016. Phase II testing is required as described elsewhere in this conditions set. This document is herein incorporated as a part of the record for this project.

NOTE: The Archaeological Report was based on Tentative Tract Map No.36975 which has since been withdrawn, but occurs within the same project area as the proposed Tentative Tract No. 37254.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-MAP - PDA04987R1 ACCEPTED (cont.)

Planning. 9 0010-Planning-MAP - PDA04987R1 ACCEPTED

County Archaeological Report (PDA) No 4987r1, was prepared by Michael Hogan, of CRM Tech and is entitled: "Phase II Cultural Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271)," dated May 25, 2016. PDA04987r1 concludes: Site 33-015916 does not contribute any new information they can better our understanding of the prehistory or history of the area. The site, therefore, is not eligible for listing in the California Register, and does not qualify as a "historical resource". Based on these findings, CRM Tech recommends:

No further cultural resources investigation is mandated by CEQA for the project area unless development plans undergo such changes as to include areas not covered by this study. If buried cultural materials are encountered during any earth moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

NOTE: The Archeological Report was submitted under the previous Tentative Tract Map No. 36975, which has since, been withdrawn; however, the area studied is comprised of the entire project site of the current Tentative Tract Map No. 37254.

Planning. 10 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the WC-R zone.
- b. The front yard setback is 50 feet from the property line.
- c. The side yard setback is 30 feet from the property line.
- d. The the minimum road right of way setback for all buildings and structures located next to Camino Del Vino shall be one hundred feet. This setback refers only to Lot 8.
- e. The rear yard setback is 30 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 200 feet.
- g. The maximum height of any building is 40 feet and 2 habitable stories as measured from a building's above ground finished floor.
- h. The minimum parcel size is 5 gross acres.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

Planning. 11 0010-Planning-MAP - SUBMIT BUILDING PLANS

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)
plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 12 0010-Planning-MAP - TRAIL MAINTENANCE

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

Planning. 13 0010-Planning-MAP - UNANTICIPATED RESOURC EST

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 14 0010-Planning-MAP - UNEXPLODED ORDNANCES

If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (u.s. Department of Defense 2004) will be implemented.

Planning. 15 0010-Planning-MAP- MAP ACT COMPLIANCE

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

Planning. 16 0010-Planning-MAP- REQUIRED MINOR PLANS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0010-Planning-MAP- REQUIRED MINOR PLANS (cont.)
For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

Planning. 17 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

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

Planning. 18 0020-Planning-MAP- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside 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.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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.

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

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

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

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

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

Planning-All. 3 0015 - Planning - Maintenance of Cisterns

Ultimate development of the site will required the installation of 10,000 gallon cisterns to be located on each lot. These cisterns will be maintained and cleaned on a regular basis by the property owner for control of odors and vectors.

(Note: the size of the cisterns may be required to be larger as determined by the submittal of the Final WQMP)

Planning-All. 4 0015 Planning - Mitigation Measures

Mitigation Measures from Environmental Assessment (EA) No. 42839 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EA No. 42839.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

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.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of alloff-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.

**Transportation. 4 0010-Transportation-MAP - R-O-W
EXCEEDS/VACATION**

If the existing right-of-way along Camino Del Vino (south of new alignment of Los Nogales Road) and Los Nogales Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Transportation. 6 0010-Transportation-MAP - TS/EXEMPT

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.

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP- AB 341 (cont.)

Waste Resources. 1 0010-Waste Resources-MAP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 2 0010-Waste Resources-MAP- HAZARDOUS MATERIALS

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

Waste Resources. 3 0010-Waste Resources-MAP- LANDSCAPE PRACTICES

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.

Plan: TR37254

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#43-ECS-CONSTRUCTION Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed per CHAPTER 7A of the California Building Code.

050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#47-SECONDARY ACCESS Not Satisfied

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.

050 - Fire. 4 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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.

050 - Fire. 5 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

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, CFC and CBC.

050 - Fire. 6 Prior to recordation Not Satisfied

Final map shall indicate the location of the secondary access road for lots 1, 2, & 3 as a recorded easement. Access road shall be a minimum 14' wide, with a minimum 12' wide driving surface.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

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

050 - Flood. 2 0050-Flood-MAP ORD 458 SPEC FLOOD HAZARD Not Satisfied

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

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50. Prior To Map Recordation

Flood

050 - Flood. 2 0050-Flood-MAP ORD 458 SPEC FLOOD HAZARD (cont.) Not Satisfied

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

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

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

050 - Flood. 3 0050-Flood-MAP SHOW FLOODPLAIN ECS Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

050 - Flood. 4 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

050 - Flood. 5 0050-Flood-MAP SUBMIT PLANS Not Satisfied

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.

Planning

050 - Planning. 1 0050- Planning - Agricultural Easement Not Satisfied

"Prior to Recordation of the Final Map the agricultural easement for lots 1-8 must be mapped out and recorded. The land divider shall submit a copy of the final draft of the agricultural easement to the County Planning Department for review and approval as to form. The document creating the agricultural easements must be recorded concurrently with the final map and must provide that each lot holder cannot terminate the agricultural easement on a lot by lot basis. The agricultural easements shall be in favor of Heavenstone Ranch Corp, Inc., or its designee who shall be required to maintain the agricultural easement area by farming the vineyard. Farming of the agricultural easement area shall be defined as the maintenance of the planted area, including, but not limited to, the pruning, cultivating, watering, and upkeep of the area in accordance with standard commercial farming practices. If the holder of the agricultural easements, Heavenstone Ranch Corp, Inc., or its designee, ceases farming for two (2) consecutive years, the holder shall transfer the recorded agricultural easements acreage to a Property Owners Association (POA), or another designated entity, or association of home owners pursuant to California Civil Code Section 1351(a), and acceptable to the County Assistant TLMA Director -Community Development, to continue farming the agricultural easement. If then the designated entity, ceases farming for two (2) consecutive years, Heavenstone Ranch Corp, Inc., or its designee, shall have the option to assume responsibility, prior to the transfer of responsibility to another designated entity, as approved by the County Assistant TLMA Director -Community Development. Farming of the agricultural easement is the obligation of the easement holder."

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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50. Prior To Map Recordation

Planning

- 050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied
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."
- 050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.
- 050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied
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.
- 050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.
- 050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.
- 050 - Planning. 7 0050-Planning-MAP- AG PRES CANCEL (1) Not Satisfied
Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG1056, located within Rancho California Agricultural Preserve No. 1, and Map No. 853b, and shall have adopted a resolution diminishing and cancellation of the subject property from said agricultural preserve. a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."
- 050 - Planning. 8 0050-Planning-MAP- ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 149.
- 050 - Planning. 9 0050-Planning-MAP- ECS AFFECTED LOTS Not Satisfied
In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:
"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book __, Page __. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"
- 050 - Planning. 10 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied
An offer of dedication to the County of Riverside for a ten foot (10') wide trail easement along the southern portion of the realigned Los Nogales Road and along the western portion of Camino Del Vino and shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.
- 050 - Planning. 11 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. #149 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.
- 050 - Planning. 12 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 12 0050-Planning-MAP- REQUIRED APPLICATIONS (cont.) Not Satisfied
No FINAL MAP shall record until General Plan Amendment No. 1202 Change of Zone No.7885 and Diminishment and cancellation of contract of Agricultural Preserve No. 1056 and Non Renewal of Rancho California Agricultural Preserve No. 173 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

050 - Planning. 13 0050-Planning-MAP- SURVEYOR CHECK LIST Not Satisfied
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 five (5) gross acres.
C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the WC-R 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.

050 - Planning. 14 0050-Planning-MAP- TRAIL MAINTENANCE Not Satisfied
The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of the ten foot (10') wide Community trail located along the southern portion of the proposed realignment of Los Nogales Road and along the western portion of Camino Del Vino Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 15 0050-Planning-MAP*- AG PRES (NONR) (1) Not Satisfied
Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 11, Map No. 853b, under Agricultural Preserve Case No. 1056. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES (NONR) (2)."

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD ECS Not Satisfied
Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 2 0050-Survey-MAP - VACATION Not Satisfied
The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Camino Del Vino (south of new alignment of Los Nogales Road) and Los Nogales Road. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed

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50. Prior To Map Recordation

Survey

050 - Survey. 2 0050-Survey-MAP - VACATION (cont.) Not Satisfied

a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - AGGREGATE/40' GRADED Not Satisfied

Camino Del Vino along project boundary shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 81'-88' (37'-44' project side and 44' on the other side of centerline) full-width dedicated right-of-way as approved by the Director of Transportation.

Note: Trail can be improved within the parkway.

Los Nogales (existing from knuckle to west project boundary) along project boundary is designated LOCAL STREET and shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 66 foot full-width dedicated right-of-way.

Note: A 10' decomposed granite (d.g.) trail shall be improved within the parkway.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Los Nogales Road (from Camino Del Vino to knuckle) along project boundary (privately maintained) is designated COLLECTOR STREET and shall be improved with 44' full-width AC pavement within the 66 foot full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461. (44'/66') (Modified for constructing trail on one side and no sidewalk or curb & gutter.)

NOTE: A 10' decomposed granite (d.g.) trail shall be improved within the parkway.

050 - Transportation. 4 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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.

050 - Transportation. 6 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

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.

050 - Transportation. 7 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

60. Prior To Grading Permit Issuance

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS (cont.) Not Satisfied
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
- 060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.
- 060 - BS-Grade. 10 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied
In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.
- 060 - BS-Grade. 11 0060-BS-Grade-MAP - SLOPE STABILITY ONLY Not Satisfied
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).
- 060 - BS-Grade. 12 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
- 060 - BS-Grade. 13 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Flood

- 060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied
Tract Map 37254 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.
- 060 - Flood. 2 0060-Flood-MAP ORD 458 SPEC FLOOD HAZARD Not Satisfied
A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:
a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area. Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3 0060-Flood-MAP PHASING Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

060 - Flood. 4 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 5 0060-Flood-MAP SUBMIT PLANS Not Satisfied

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.

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGICAL MONITOR Not Satisfied

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services, as well as the Monitoring Plan and a potential Data Recovery Plan to the County Archaeologist to ensure compliance with this condition of approval. Upon verification and acceptance, the Planning Department shall clear this condition. Note: The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

060 - Planning. 2 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP, in that the southern portion of the project area is within the Long Valley Wash floodplain and the Map shall be designed for each lot to be outside of the floodplain area.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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.

060 - Planning. 5 0060-Planning-MAP - NATIVE MONITOR REQ. Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - NATIVE MONITOR REQ. (cont.) Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with an appropriate Tribe for a Native American Monitor. 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE: 1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process. 2)The Native American monitor shall keep a daily log of all activities observed related to the project. 3)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only. 4)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 6 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied

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)

060 - Planning. 7 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

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

060 - Planning. 8 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1202, Change of Zone No. 7885, and Agricultural Preserve cases have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 9 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 10 0060-Planning-MAP- AG PRES (NONR) (2) Not Satisfied

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 11, Map No. 853b under Agricultural Preserve Case No. 1056. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1)"

060 - Planning. 11 0060-Planning-MAP- AG PRES CANCEL (2) Not Satisfied

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1056, located within Rancho California Agricultural Preserve No. 11, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP- AG PRES CANCEL (2) (cont.) Not Satisfied

060 - Planning. 12 0060-Planning-MAP- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 4,5,6,7,and 8, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 13 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.54 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 14 0060-Planning-MAP- TEM. BOMB SITE 107 Not Satisfied

All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/absence of unexploded ordnances prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Departments and Riverside County Fire Department (Hazardous Material's Emergency Response Team), and appropriate pre-construction measures will be incorporated into the Implementing project's grading and development plans, including removal of any identified hazards.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD DBESP Not Satisfied

Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review. Please note that if there are significant comments that will delay the project.

060 - Planning-EPD. 2 0060-Planning-EPD Riv/Rip Avoidance Not Satisfied

Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

060 - Planning-EPD. 3 0060-Planning-EPD Streambed Permits Not Satisfied

Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR (cont.) Not Satisfied
relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - BRIDGE CONSTRUCTION Not Satisfied
Prior to issuance of building permits, applicant must submit building plans for construction of the four bridges over Long Valley Wash. Construction must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP, Volume 1. EPD must review and approve the bridge crossings.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - MSHCP RIP/RIV MAPPING Not Satisfied
Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the mapped Riparian/Riverine habitat depicted on Exhibit RIPARIAN/RIVERINE AREAS MAP, found within the document titled "Western Riverside county Multiple Species Habitat Conservation Plan consistency Analysis Tentative Tract Map 37254" dated May 17, 2017 completed by Principe and Associates.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD-MBTA NESTING BIRD SURVEY Not Satisfied
Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied
When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied
Prior to Grading Permit Final:
The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.
1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION (cont.) Not Satisfied

occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL RPT. Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE - WASTEWATER DISPOSAL Not Satisfied

An approved method of wastewater disposal is required for any and all structures that propose plumbing. If sewer is available, structure must connect to sewer. If sewer is not available, then this Department can review a proposal for the design of an onsite wastewater treatment system. Please contact this Department for additional information at (951)955-8980.

080 - E Health. 2 0080-E Health-USE - WATER WILL SERVE Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 0080-Fire-MAP- FIRE DEPT CLEARANCE REQD Not Satisfied

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

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

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract Map 37254 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

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.

Planning

080 - Planning. 1 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
 other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
 All utility extensions within a lot shall be place underground.

080 - Planning. 3 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

080 - Planning. 4 0080-Planning-MAP- PARKING SPACES Not Satisfied
 Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 5 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied
 Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 6 0080-Planning-MAP- Walls/Fencing Plans Not Satisfied

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 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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.
- D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.
- E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. 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).
- 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 decorative block wall returns. (Note: exceptions for the desert

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP- Walls/Fencing Plans (cont.) Not Satisfied

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.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP- WASTE RECYCLE PLAN (WRP) Not Satisfied

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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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.

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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

Plan: TR37254

Parcel: 927450002

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

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.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

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.

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

Proposed perimeter and interior fencing and walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 4 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied

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 and certification shall be obtained from the County of Riverside Economic Development Agency for CSA No. 149.

090 - Planning. 5 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.54 gross acres in accordance

Plan: TR37254

Parcel: 927450002

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied
with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP- WASTE REPORTING FORM Not Satisfied
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)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 7, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Coachella Valley Water District (CWWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Telephone: Verizon
Eastern Information Center (UCR)

Board of Supervisors - Supervisor: Taylor Berger
Planning Commissioner: Chuck Washington
Temecula Sphere of Influence
Temecula Valley Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)- **REQUEST: Change of Zone No. 7885** proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975. **BBID: 564-457-265 UPROJ CASE: TR37254**

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 meeting on February 23, 2017. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.

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 going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@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 Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at dbradfor@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*

February 22, 2017

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

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