

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 and Ordinance No. 659 (Development Impact Fees), No. 461 (Road Improvement Standards and Specifications), No. 748 (Traffic Signal Mitigation Program Ordinance), No. 824 (Transportation Uniform Mitigation Fee (TUMF) within Western Riverside County), Focused Traffic Impact Analysis, prepared by Urban Crossroads, 2018 (TIA 2018) included as Appendix B.

Traffic Thresholds

Intersections within the project study area are under the jurisdiction of the County of Riverside and Caltrans. The thresholds for these jurisdictions are listed below.

County of Riverside: The project is within the Southwest Area Plan that defines LOS D as the minimum acceptable operating level at study area intersections in the County of Riverside. A project impact would occur if the project causes the LOS to deteriorate from acceptable LOS D or better to unacceptable LOS E or F. Additionally, a project impact would occur at an unsignalized intersection if the addition of project traffic causes an intersection to satisfy the peak hour traffic signal warrant criteria.

Caltrans: LOS C is the minimum acceptable operating level for Caltrans facilities. The project would have an impact if it would:

- Degrade operations from an acceptable LOS C or better to an unacceptable LOS D, LOS E, or LOS F; or
- Increase density on a freeway facility, increase delay at an intersection or add traffic to a roadway already operating at LOS D, LOS E, or LOS F.

Traffic Study Area and Existing Conditions

As shown in Table T-1, the project study area includes 4 intersections, 2 of which are currently operating at LOS A during a.m. and p.m. peak hours. The intersection of Le Grand St. & Clinton Keith Rd. is currently operating at LOS B in the a.m. and p.m. peak hours.

Table T-1: Existing Intersection Level of Service

Intersection	Traffic Control	Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.
1. Trois Valley St. & Clinton Keith Rd.	AWS	9.1	8.9	A	A
2. Le Grand St. & Clinton Keith Rd.	CSS	13.6	12.0	B	B
3. Street A. & Los Alamos Rd.	Future Intersection [Project Alternative]				
4. Briggs Rd. & Los Alamos Rd.	AWS	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

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?

Less than Significant Impact. Table T-2 provides the estimated number of vehicle trips that would be generated by the proposed project. As shown, the project would generate 453 daily trips. Peak hour trip generation would be 36 trips during the a.m. peak hour and 48 trips during the p.m. peak hour.

Table T-2: Project Trip Generation

Land Use	Units ¹	ITE Code ¹	a.m. Peak Hour			p.m. Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates ¹									
Single Family Detached Residential	DU	210	0.19	0.56	0.74	0.62	0.37	0.99	9.44
Proposed Project	48	-	9	27	36	30	18	48	453

Source: Urban Crossroads, 2018.

¹ Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

Existing Plus Project: The intersection operations analysis for the Existing plus Project condition, as shown in Table T-3 indicates that the addition of project traffic in the proposed project with an EVA to the south is not anticipated to result in any additional LOS deficiencies. Table T-4 presents the intersection operations analysis for the project alternative which proposes a full public access to the south. Thus, impacts in the existing plus project condition would be less than significant.

Table T-3: Existing Plus Project Intersection Level of Service for Proposed Project with EVA

Intersection	Traffic Control ²	Existing				Existing Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith Rd.	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith Rd.	CSS	13.6	12.0	B	B	13.6	12.3	B	B
Street A. & Los Alamos Rd.	CSS	EVA access only							
Briggs Rd. & Los Alamos Rd.	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

Table T-4: Existing Plus Project Intersection Level of Service for Alternative Project with Public Access

Intersection	Traffic Control ²	Existing				Existing Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.

Trois Valley St. & Clinton Keith Rd.	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith Rd.	CSS	13.6	12.0	B	B	13.8	12.3	B	B
Street A. & Los Alamos Rd.	CSS	Future Intersection				9.0	8.8	A	A
Briggs Rd. & Los Alamos Rd.	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

Existing Plus Ambient Growth Plus Project: The intersection operations analysis for the existing plus ambient growth plus project condition assumes an ambient growth factor of 2.0 percent and that the Clinton Keith Road extension between its existing terminus at Whitewood Road to Trois Valley Street would be operating, along with signalization of the intersection of Trois Valley Street and Clinton Keith Road, which is part of the roadway extension project. The TIA intersection analysis results indicate that all study area intersection would operate at an acceptable LOS in the Existing Plus Ambient Growth Plus Project condition, as shown in Table T-5 for the project traffic in the proposed project with an EVA to the south and Table T-6 for the project traffic in the alternative condition with a full public access to the south. Thus, impacts would be less than significant.

Table T-5: Existing Plus Ambient Growth Plus Project Intersection Level of Service with EVA

Intersection	Traffic Control ²	Existing				Existing Plus Ambient Growth Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith	CSS	13.6	12.0	B	B	13.9	12.4	B	B
Street A. & Los Alamos	CSS	Future Intersection				N/A			
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

Table T-6: Existing Plus Ambient Growth Plus Project Intersection Level of Service for Alternative Project with Public Access

Intersection	Traffic Control ²	Existing				Existing Plus Ambient Growth Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith	CSS	13.6	12.0	B	B	13.9	12.4	B	B
Street A. & Los Alamos	CSS	Future Intersection				9.0	8.8	A	A
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

Existing Plus Ambient Growth Plus Project Plus Cumulative: The intersection operations analysis for the existing plus ambient growth plus project plus cumulative condition also assumes an ambient growth factor of 2.0 percent and that the Clinton Keith Road extension between its existing terminus at Whitewood Road to Trois Valley Street would be operating, along with signalization of the intersection of Trois Valley Street and Clinton Keith Road, which is part of the roadway extension project. In addition, this condition includes traffic from cumulative projects. The TIA intersection analysis results indicate that all study area intersection would also operate at an acceptable LOS in this condition, as shown in Table T-7 for the project traffic in the proposed project with an EVA to the south and Table T-8 for the project traffic in the alternative condition with a full public access to the south. Thus, impacts would be less than significant.

Table T-7: Existing Plus Ambient Growth Plus Project Plus Cumulative Intersection Level of Service with EVA

Intersection	Traffic Control ²	Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	11.3	11.8	B	B
Le Grand St. & Clinton Keith	CSS	14.6	13.5	B	B
Street A. & Los Alamos	CSS	Not Applicable			
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A

Source: Urban Crossroads, 2018.
 CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

Table T-8: Existing Plus Ambient Growth Plus Project Plus Cumulative Intersection Level of Service for Alternative Project with Public Access

Intersection	Traffic Control ²	Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	11.3	11.8	B	B
Le Grand St. & Clinton Keith	CSS	14.5	13.5	B	B
Street A. & Los Alamos	CSS	9.0	8.8	A	A
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A

Source: Urban Crossroads, 2018.
 CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

In addition, to address cumulative roadway and traffic related impacts the County Ordinance Nos. 461, 748, and 842 included as PPP TR-1 through TR-3 and Ordinance No. 659 (included as PPP PS-2) require payment of fees, which are received as part of the County's standard permitting process. Therefore, impacts related to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system would be less than significant.

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?

No Impact. The Riverside County Congestion Management Program (CMP) identifies Interstates, Highways and Principal Arterials that make up the CMP system. The closest CMP roadway to the project study area is SR-79. Per the CMP, the minimum level of service that is acceptable on a CMP route is LOS "E." The Riverside County CMP does not require traffic impact assessments for development projects, such as the proposed project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a non-exempt CMP facility to fall to below the LOS E standard.

As described above, the proposed project would generate 36 trips during the a.m. peak hour and 48 trips during the p.m. peak hour. With implementation of the proposed project, the planned Clinton Keith Road extension between its existing terminus at Whitewood Road to Trois Valley Street, and signalization of the intersection of Trois Valley Street and Clinton Keith Road intersection is the project vicinity would operate at LOS A or B, and the 48 p.m. peak hour trips would not cause any LOS reduction on SR-79. Therefore, impacts to CMP designated roads or highways would not occur.

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?

No Impact. The project site is located approximately 1.25 miles north of the French Valley Airport and is located within zone D of the Airport Influence Area. However, the project would develop single-family residential uses that would be a maximum of 2 stories (40 feet) high. Thus, the residential units would not extend into airspace and would not change air traffic patterns or create air safety hazards. In addition, the Riverside County Airport Land Use Commission has reviewed the proposed project and found it consistent with the facility's Master Plan (November 9, 2017). As a result, the project would not result in impacts related to an air traffic pattern.

d) Alter waterborne, rail or air traffic?

No Impact. There are no navigable waterbodies or rail facilities in the vicinity of the project. Thus, the project would not alter waterborne or rail traffic. In addition, as described above, the closest air facility to the project site is the French Valley Airport located approximately 1.25 miles north. However, the project would develop single-family residential uses that would be a maximum of 2 stories (40 feet) high. Thus, the residential units would not extend into airspace and would not alter air traffic. Impacts to waterborne, rail or air traffic would not occur.

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

No Impact. All project roadways would be designed according to applicable County standards and would be reviewed by County engineering staff prior to issuance of building permits. Non-standard design features are not proposed. Therefore, the project would not substantially increase hazards due to a design feature.

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

Less than Significant Impact. The proposed project would not result in the altered need for road maintenance; however, as described above, the proposed project would generate 453 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance 659 (included as PPP PS-2) sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new development. In addition, the taxes generated from the proposed uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts related to roadway maintenance needs would be less than significant.

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

Less than Significant Impact. As analyzed in the project traffic impact analysis, the proposed project would generate 36 a.m. peak hour trips and 48 p.m. peak hour trips and would not result in impacts to the adjacent roadway system. Construction of the project would require fewer trips than operation of the project and would, therefore not cause any additional LOS deficiencies within the project study area. During construction, the surrounding roadways would remain open to ensure adequate circulation to the project area and vicinity. Any temporary lane closures needed for utility connections would be implemented consistent with the recommendations of the California Joint Utility Traffic Control Manual (Caltrans 2014). Among other things, the manual recommends early coordination with affected agencies to ensure that vehicle access is maintained. As a result, construction of the project would have a less than significant impact on circulation.

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

Less than Significant Impact. The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the proposed project would also not result in inadequate emergency access. In both the proposed project with an EVA to Los Alamos and the project alternative with a public access to Los Alamos, direct access to the all areas of the project site would be provided by the proposed onsite street system that would be designed pursuant to County requirements and reviewed by County Transportation Department and Fire Department staff during the standard permitting procedures. The project would also be required to provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the project's construction plans prior to construction permit approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9) (included as PPP HAZ-1). As such, the proposed project would not result in inadequate emergency access, and impacts would be less than significant.

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?

No Impact. Existing pedestrian facilities currently exist along De Caron Street to Le Grand Street and along Clinton Keith Road. There are no existing transit routes adjacent to the project site. The closest transit is provided by the Riverside Transit Agency that provides bus services along SR-79. The proposed project would install sidewalks

along with the onsite street system which would provide pedestrian facilities. The project would not conflict with any plans, programs, or policies related to public transportation and pedestrian facilities, and impacts would not occur.

Existing Plans, Programs, or Policies:

PPP TR-1 County Ordinance 461 (Road Improvement Standards and Specifications): This ordinance includes engineered drawings which establish roadway improvement standards and specifications for development projects within Riverside County.

PPP TR-2 County Ordinance 748 (Traffic Signal Mitigation Program Ordinance): This ordinance establishes a means of equitably assessing the costs of Traffic Signal installations needed to mitigate the cumulative environmental impacts resulting from the additional traffic generated by new development projects. The installation of warranted traffic signals and other control devices provides for improved intersection safety and efficiency, and reduces overall commuter delay, traffic congestion, air pollution, and fuel consumption. This ordinance imposes a system of regulations and fees to cover the estimated reasonable costs of installing needed signalization devices, in combination with other development requirements, to ensure that adequate mitigation of traffic-related environmental impacts will be achieved.

PPP TR-3 County Ordinance 824 (Transportation Uniform Mitigation Fee (TUMF) within Western Riverside County): This purpose of this ordinance, which is also referred to as the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2010, is to authorize the County's participation in the TUMF Program which establishes and sets forth policies, regulations, and authorized uses of fees collected relating to the funding for the construction of improvement and facilities to enlarge the capacity of the Regional System of Highways and Arterials in western Riverside County necessary to address the direct and cumulative environmental effects generated by new development projects.

PPP PS-2: Ordinance No. 659: Development Impact Fees. As listed previously in Response 36.

PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code. As listed previously in Response 22.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

Source: Riverside County General Plan, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) and Ordinance No. 328 (Park and Open Space Areas).

Less than Significant Impact. The project site does not contain bike trails and is not adjacent to any existing bike trail systems. As described previously, the proposed project would generate approximately 152 residents, which could utilize existing bike trails in the project region. However, the project would provide in-lieu fees, as required by the County Ordinances for parkland provision and maintenance (PPP REC-1 and PPP REC-2), which includes bike trails, and impacts related to bike trails would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to bike trails and relevant to the proposed project includes the following:

PPP REC-1: Riverside County Ordinance No. 460. As listed previously in Response 41.

PPP REC-2: Riverside County Ordinance No. 328. As listed previously in Response 41.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc., 2017 (MCC 2017) (Appendix F).

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.

Assembly Bill 52

In 2015 Assembly Bill 52 (AB 52) established a new requirement under CEQA to consider "tribal cultural values, as well as scientific and archaeological values when determining impacts and mitigation." Public Resources Code (PRC) Section 21074(a) defines "tribal cultural resources" (TCRs) as "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" that are either "included or determined to be eligible for inclusion in the California Register of Historical Resources" or "in a local register of historical resources." Additionally, defined cultural landscapes, historical resources, and archaeological resources may be considered tribal cultural resources. PRC Section 21074(b),(c). The lead agency may also in its discretion treat a resource as a TCR if it is supported with substantial evidence.

No Impact. Notices were sent to seven tribes on May 9, 2017. As mentioned above, one request to consult was received. The Rincon Band of Luiseno Indians and the Pala Band deferred to groups nearer to the project area. No response was received from the Quechan Band, the Ramona Band or the Colorado River Indian Tribes. A meeting

was held with Pechanga on June 14, 2017 and January 26, 2018. Project documents and conditions of approval were also provided to the tribe. No specific tribal cultural resources were identified by the tribe. A meeting was held with Soboba on August 1, 2017 and project documents were also provided to the tribe. No tribal cultural resources were identified by the tribe. Consultation was concluded with the Agua Caliente Band of Cahuilla Indians on August 13, 2018. No tribal cultural resources are present within the project area. As such, there would be no impacts in this regard.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are relevant to the proposed project includes the following:

PPP CUL-1: State Health and Safety Code Section 7050.5. As listed previously in Response 9.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County Ordinance No. 859 (Water Efficient Landscape), EVMWD 2015 Urban Water Management Plan (UWMP 2015). Accessed: <https://www.emwd.org/home/showdocument?id=1506>.

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?

Less than Significant Impact. As detailed in the Project Description, the proposed project includes construction of an onsite water system that would connect to the existing 8-inch water line in the northern portion of the project site between DeCaron Street and the future Clinton Keith Road that would provide water supply to the project. These are water conveyance systems. The project does not require construction of expansion of water treatment facilities. Water treatment is provided by the EMWD's facilities, which would be able to accommodate the project, as identified in a Will-Serve Letter. The impacts of development of the proposed water system that would convey the treated water to and through the project site are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this document. For example, activities such as excavation, grading, and construction as required for the water lines would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Thus, impacts related to the need to construct or expand water treatment facilities would be less than significant.

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

Less than Significant Impact. The project site is located within the service boundary of EMWD, which obtains between 12.4 and 6.2 percent of its water from the San Jacinto Groundwater Basin and between 46 and 62 percent of the water is imported from the Metropolitan Water District of Southern California. In 2015, the District's retail potable and raw water demand was approximately 78,937-acre feet. The District's 2015 Urban Water Management Plan (UWMP) details water availability to increase supplies of imported water through 2040 to meet

the anticipated demand of 144,500-acre feet. The water demand factors from the 2015 UWMP show a 2015 demand of 129 gallons per person per day. As the proposed project is estimated to result in 152 residents a full occupancy, the proposed project is estimated to result in a water demand of 19,608 gallons per day or 21.96-acre feet per year. The 2015 UWMP anticipates a water demand increase of 21,563-acre feet between 2015 and 2020. The proposed project's demand of 21.96-acre feet would be 0.1 percent of the anticipated increase in water demand. Therefore, EMWD would have sufficient water supplies available from existing entitlements and new or expanded entitlements would not be needed. In addition, the project would install drought tolerant landscaping and water efficient irrigation systems in compliance with the County's regulations (included as PPP UT-1). Thus, impacts related to water resources would be less than significant.

Existing Plans Programs or Policies

PPP UT-1: County Ordinance No. 859: Water Efficient Landscape. This ordinance ensures that project plans and specifications shall install drought tolerant landscaping and water efficient irrigation systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

Source: Eastern Municipal Water District Sanitary Sewer System Planning and Design Criteria (EMWD 2018), accessed: <https://www.emwd.org/home/showdocument?id=744>

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?

Less than Significant Impact. The project would construct an onsite sewer system to serve the proposed uses that would connect to the existing 8-inch sewer that is located in De Caron Street, which connects to an existing EMWD sewer lift station and force main.

The impacts of development of the proposed sewer system are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this document. For example, activities such as excavation, grading, and construction as required for the sewer lines would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Thus, impacts related to the need to construct or expand water treatment facilities would be less than significant.

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?

Less than Significant Impact. The Eastern Municipal Water District Sanitary Sewer System Planning and Design Criteria identifies a wastewater generation rate of 100 gallons per day per person. As the proposed project is

estimated to result in 152 residents at full occupancy, the proposed project is estimated to result in a water demand of 15,200 gallons per day at full capacity.

Wastewater from the project would be conveyed by the sewer system to the Eastern Municipal Water District's Temecula Valley Regional Water Reclamation Facility. The facility currently has capacity for 18 mgd of wastewater inflow and currently receives approximately 14 mgd of inflow; thus, has an existing additional capacity of 4 mgd. The project's demand at build out and full capacity would be 0.4 percent of the existing remaining capacity in the treatment plant. Additionally, the facility is being expanded to accommodate 23 mgd, and it has an ultimate design capacity of 28 mgd (EMWD 2018). Therefore, the proposed project would result in less than significant impacts related to wastewater treatment plant capacity.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to sewers are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

Source: Riverside County General Plan and the CalRecycle Solid Waste Information System Database, accessed: <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0007/Detail/>.

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

Less than Significant Impact. Solid waste in the project region is disposed of in one of the following landfills.

- The Badlands Landfill is permitted to accept 4,800 tons per day of solid waste and is permitted to operate through 2021. In November 2017, the landfill averaged 2,855 tons per day; thus, having an average capacity for 1,945 additional tons of daily solid waste.
- The Lamb Canyon Landfill is permitted to accept 5,500 tons per day of solid waste and is permitted to operate through March of 2029. In November 2017, the landfill averaged 1,985 tons per day; thus, having an average capacity for 3,515 additional tons of daily solid waste.
- The El Sobrante Sanitary Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2044. In November 2017, the landfill averaged 11,015 tons per day; thus, having an average capacity for 5,039 additional tons of daily solid waste.

As described by the County General Plan EIR, residential uses are estimated to generate 0.41 tons per year of solid waste. As shown in Table UT-1, operation of the proposed project is estimated to generate approximately 19.68 tons per year or 760 pounds per week of solid waste.

Table UT-1: Solid Waste Generated by the Project

Land Use	Development	Solid Waste Generation Rate	Total Solid Waste Generated
Residential	48 single-family residences	0.41 tons/unit/year	19.68 tons per year (760 pounds per week)

Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, included as PPP PSU-1, the proposed project would result in 380 pounds of solid waste per week. In 2020, state regulations per AB 341, included as PPP PSU-2, will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the project in 2020 would be reduced to approximately 190 pounds per week. As detailed above, the landfills serving the project region have sufficient permitted capacity to serve the project, in addition to existing services. Therefore, impacts related to landfill facilities would be less than significant.

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)?

No Impact. The proposed project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, included as PPP PSU-1, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations, included as PPP PSU-2. Implementation of the proposed project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to solid waste are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

Less than Significant Impact. Because the project site is vacant except for one-single family residence, it currently generates a minimal demand for utilities, implementation of the proposed project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed project would connect into the existing utility grid that is available adjacent to the site. The water, sewer, electrical, gas, and telecommunication lines already exist along roadways adjacent to the project site. As described previously, the project would install an onsite storm drain system, water supply system, and sewer system that would be accommodated by the existing infrastructure.

Therefore, all offsite utilities are existing, and onsite systems would be installed by the project; the impacts of which are described throughout this EA/IS. Thus, the project would not result in the construction of new facilities that could cause significant environmental effects, and impacts would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to utilities are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Study, prepared by M. S. Hatch Consulting, LLC, 2018 (AQ 2018), included as Appendix A; County of Riverside Climate Action Plan.

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

No Impact. The applicable energy conservation plan for the project is the County of Riverside Climate Action Plan (CAP), which is described previously in Response 21. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation measures.

As described above previously in Response 21, the project would be consistent with the applicable energy conservation measures in the CAP. In addition, the project would be required to comply with the California Energy Code and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to energy are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

Source: General Biological Assessment and MSHCP Consistency Analysis, February 2018, prepared by Hernandez Environmental Services (BRA 2018); included in Appendix B; Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc, 2017 (MCC 2017) (Appendix F).

Less than Significant with Mitigation Incorporated. As described previously in Section 7, Biological Resources, the project site is generally comprised of a mix of ruderal, disturbed agricultural, Rumex dominant wetland, Juncus dominant wetland, mulefat dominant riparian, and disturbed non-vegetated habitat, much of which has been subject to historical agricultural and residential uses. The project site does not contain any special status plant species, and potential impacts related to sensitive wildlife species and nesting birds would be mitigated through Mitigation Measures BIO-1 and BIO-2. With implementation of the existing requirements and mitigation measures as detailed previously, 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 animals, and impacts would be reduced to a less than significant level.

Existing Plans, Programs, or Policies:

The mitigating plans, programs, or policies that are relevant to the proposed project includes the following:

PPP BIO-1: MSHCP Development Impact Fee. As listed previously in Response 7.

Mitigation:

Mitigation Measure BIO-1: Least Bell's Vireo. As listed previously in Response 7.

Mitigation Measure BIO-2: Pre-Construction Nesting Bird Survey and Avoidance. As listed previously in Response 7.

Monitoring:

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

Source: previous resources and the Focused Traffic Impact Analysis, prepared by Urban Crossroads, 2018 (TIA 2018) included as Appendix B.

Less than Significant Impact. The proposed project consists of development of 48 single-family residences in consistency with the General Plan. In addition, the proposed single-family uses would be consistent with the proposed zoning for the site and surrounding area. As described above, all of the potential impacts related to implementation of the project would be less than significant with implementation of mitigation measures, and existing plans, programs, or policies that are imposed by the County of Riverside and effectively reduce environmental impacts.

The County of Riverside has identified several related projects; the closest of which are listed below:

1. Clinton Keith Road Extension Project

2. RC1: Commercial – 288,000 square feet
3. RC4: Office – 346,000 square feet and 38 single-family residences
4. RC6: Business park - 694,000 square feet and 451 apartment/condos
5. RC10: Commercial – 288,000 square feet and 11 single-family residences
6. RC11: Fast Food w/ Drive-Thru – 2,000 square feet
7. RC15: Office – 78,000 square feet
8. RC18: Office – 8,000 square feet
9. RC19: Walmart/Commercial Shopping Center – 334,000 square feet
10. RC20: Specific Plan 312 A-1 – 1,671 single-family residences and 32.1 acres of parks
11. MUR1: Murrieta Marketplace – 548,000 square feet
12. MUR6: Kaiser Hospital – 486,000 square feet

As described in the Project Description and the discussion throughout this EA, the project site is located at the southwest corner of the planned extension to Clinton Keith Road at Leon Road. The roadway extension project is currently in the design stage; and therefore, anticipated to be implemented after the proposed residential project, which is scheduled to begin construction in 2019 and be operational by 2020.

As detailed previously, the proposed project would not disturb the drainage feature on the eastern portion of the site that would be impacted by the Clinton Keith Road extension project; and the project would not result in a cumulative impact related to the drainage feature. Also, because the Clinton Keith Road extension project would be required to implement mitigation and implement permit regulations from the USACE, CDFW, and SD RWQCB, to reduce impacts of the project to the drainage feature, it would not result in impacts to downstream flows through the project site.

The other projects include similar residential uses as proposed by the project or consist of complementary retail commercial, office, and medical uses. The cumulative effect of the proposed project taken into consideration with these other development projects in the area would be limited, because the project would develop the project site in consistency with the existing General Plan land use designation for the site and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would be developed within an area that has been previously graded and disturbed through many years of agricultural uses and residential uses; and would not disturb the existing riparian habitat onsite. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Previous Responses 1-52.

Less than Significant with Mitigation Incorporated. The proposed project would result in development of an underdeveloped area. As described in the previous responses, the project would not consist of any use or any activities that would result in a substantial negative affect any persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation, as previously detailed. Consequently, the project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly, with implementation of the existing requirements and mitigation measures that have been previously detailed.

Existing Plans, Programs, or Policies:

Refer to the previously listed PPPs related to aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, noise, public services, recreation, transportation and traffic, and utilities. These PPPs are existing plans, programs, or policies effectively reduce potential environmental impacts.

Mitigation/Monitoring Required

Refer to the previously listed mitigation measures related to biological resources, hazards and hazardous materials, and noise. These mitigation measures effectively reduce potential environmental impacts to a less than significant level.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: County of Riverside General Plan EIR, including technical studies, certifying resolutions, and findings

Location Where Earlier Analyses are available for review:

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

VII. AUTHORITIES CITED

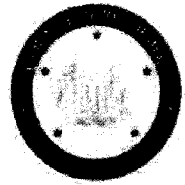
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d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

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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



01/15/19, 1:09 pm

TR37294

ADVISORY NOTIFICATION DOCUMENT

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Change of Zone No. 7937, Tentative Tract Map No. 37294 and Plot Plan No. 26249 is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification

Advisory Notification. 1 AND - 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.

Advisory Notification. 2 AND - ALUC

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with the Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.

2. The review of this Tentative Tract is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan. (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft: engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.

4. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

5. Any proposed detention basin or facilities shall be designed so as to provide for a

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 2 AND - ALUC (cont.)**

detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. 6. The ALUC eligible open area provided in Lot E (minimum of 1.26 acres) shall be kept obstacle and obstruction free per ALUC open area definition.

Advisory Notification. 4 AND - Project Description & Operational Limits

The Change of Zone No. 7937 is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The land division hereby permitted is to establish a Schedule "A" subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 square feet, and also include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The Plot Plan No. 26249 is a proposal for a development plan with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines 2.
2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Exhibit A Tentative Map, Amended No. 5, dated September 14, 2018.

Exhibit D (Design Manual), Amended No. 3, dated June 28, 2018.

Exhibit G (Conceptual Grading Plan), Amended No. 3, dated September 14, 2018.

Exhibit H (Line of Sight Analysis), Amended No. 2, dated September 14, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 3, dated June 28, 2018.

Exhibit M (Colors and Materials), Amended No. 3, dated June 28, 2018.

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

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) {for GPAs, SPs, & SPAs • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 878 (Regarding Noisy Animals) • 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 DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1

EMWD Water and Sewer Service

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1 Flood Hazard Report (cont.)**

corner of Clinton Keith Road and Leon Road with Los Alamos Road bounding the site to the south. The majority of the site is on Parcels 1 and 2 of Parcel Map 19797. Change of Zone 7937, which is a proposal to change the current zoning classification from Rural Residential (R-R) to Planned Residential (R-4), is being processed concurrently.

A portion of this project site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. This floodplain impacts the easterly portion of the project site. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. A detailed HEC-RAS floodplain analysis prepared by JLC Engineering was submitted to the District on March 13, 2018 and is found to be adequate for recommending conditions of approval for this project. Pad elevations adjacent to the 100-year floodplain have been deemed acceptable as they are above the 100-year water surface elevation. The hydraulic model demonstrated that the floodplain flows along the proposed manufactured slope are non-erosive (less than 6 ft/sec) and therefore, maintenance by Valley Wide or a Community Facilities District (CFD) are acceptable. The study revising the floodplain limits must be approved prior to recordation of the map or issuance of grading permits for this project.

Offsite stormwater runoff from a tributary drainage area of approximately 20-acres enters the site from the west. The development is proposing a concrete v-gutter along the western boundary to capture and convey these flows to an inlet structure adjacent to Lot 32. These flows are conveyed via an underground storm drain along "C" Street to the floodplain along the eastern boundary. A graded swale is proposed to provide secondary emergency overflow for the inlet structure. In addition, a block wall is proposed along the western property line of Lot 32 to provide additional protection in the event the inlet becomes blocked. The District finds this concept acceptable.

The development of this site would not generate increase peak flow rates and adversely impact the downstream property owners. No additional mitigation for increased runoff is required if compliance with the Santa Margarita Region Hydromodification Plan (SMR-HMP) requirements in the WQMP are met.

This site is located within the bounds of the Murrieta Creek/Warm Springs 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 permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - GEO02558 ACCEPTED (cont.)

While a shallow groundwater condition is anticipated to be a concern within the alluvial soils in the eastern portion of the site, groundwater is not expected to be an impact to the proposed development (provided the recommendations of this report are implemented during the design, grading, and construction of the proposed site development). 4.A California Department of Water Resources Awareness Zone exists within the alluvial drainage in the eastern portion of the site. However, since the site finish grades will be raised approximately 10 feet above the existing ground surface along the east side of the development, flooding of the proposed building pads should not be a concern. 5. Based on the anticipated relative density of the site soils; removal of the existing alluvium and replacement with compacted fill soils; and lack of a near-surface static groundwater elevation in the area of the proposed development; it is our opinion that the potential for liquefaction impacting the site is low. 6. The laboratory test results indicate that the alluvial materials onsite exhibit a high expansion potential (EI of 110). GEO02558 recommended: 1. Prior to grading of the area to receive structural fill or the engineered structure, the ground surface should be cleared of obstructions, debris, potentially compressible material (such as undocumented fill soils, topsoil/colluvium, alluvium, and highly weathered bedrock materials) and stripped vegetation. 2. Compressible materials not removed by the planned grading should be excavated to competent bedrock, as determined by the field geologist. The tonalite bedrock may be left in-place if the material is relatively free of organics, has minimal porosity, and has a minimum in-situ relative compaction of 90 percent. 3. All overexcavations should extend across the entire lot or laterally at least 10 feet beyond the proposed building perimeter or footprint. 4. To minimize expansive soil issues we recommend that the clayey alluvial soils be placed at least 5 feet below the proposed finish grade elevation of the proposed building pad.

GEO No. 2558 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2558 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

PDA06052r1 accepted (cont.)

construction of a residence in the southern extent of the project. Therefore, the potential for encountering buried sites is very low. If buried resources are encountered, they are likely to be in disturbed or secondary contexts, considering the entire surface of the site has been heavily modified and graded. No cultural materials were identified or collected during the survey. PDA06052r1 recommends: Based on the results of the cultural resources records search and survey, it is unlikely that crews will encounter significant cultural resources during the course of project development. Therefore, our recommendation is No Mitigation Needed. While we do not recommend additional mitigation, we do recommend setting a plan in place to expediently address inadvertent discoveries and human remains. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

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

Planning-EPD

Planning-EPD. 1

015-HANS-JPR Requirement

This Project is located in the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Area and as such the Project requires a Habitat Acquisition and Negotiation Strategy (HANS) Review. A HANS Application must be filed with Environmental Programs Department (EPD). HANS must be completed and all other MSHCP requirements must be met prior to request for Joint Project Review (JPR). JPR shall be completed by the Regional Conservation Authority

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 015-HANS-JPR Requirement (cont.)
(RCA) prior to scheduling this case for any public hearing.

Planning-PAL

Planning-PAL. 1 PDP01598 ACCEPTED

County Paleontological Report (PDP) No. 1598, submitted for this case (TR37294), was prepared by Material Culture Consulting, Inc. and is entitled: "Phase I Paleontological Resources Assessment, Los Olivos French Valley Project, County of Riverside, California", dated May 8, 2017.

PDP01598 concluded: Based on the research results presented, the proposed project's potential to impact significant paleontological resources is determined to be negligible within the metamorphic and igneous units that underlie much of the site, but high in the relatively undisturbed, finer-grained, Quaternary older alluvial sediments that are anticipated at or below 5 feet from the existing surface in the easternmost portion of the project area. PDP01598 recommended: The study recommends preparation of a PRIMP in order to mitigate any potential impact to non-renewable fossil resources to a less than significant level.

PDP01598 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01598 is hereby accepted for TR37294. A PRIMP shall be required prior to issuance of a grading permit for this project.

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of

ADVISORY NOTIFICATION DOCUMENT

Transportation

**Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT
(cont.)**

all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

Transportation. 2 Drainage Easement

The applicant and County have undergone continual coordination in an effort to achieve a drainage solution that is acceptable for Tentative Tract Map 37294 and Phase 3 of the County's Clinton Keith Road Extension Project. Due to environmental conditions, changes have occurred that require additional analyses to establish limits of design features. Preliminary analyses show an acceptable design can be achieved supporting both projects, however it understood that the Clinton Keith Road Extension Project will require new or amended drainage easements for modifications to the original design.

Prior to recordation of the final map or phase thereof, the applicant shall dedicate an easement or amend existing easements to the County of Riverside for drainage purposes. The easement is generally described as the area east of the approved jurisdictional delineation within Lot 52 as shown on the tentative tract map. Any portion of the easement that is not utilized by the Clinton Keith Road Extension Project may be quitclaimed.

or as approved by the Director of Transportation.

Transportation. 3 Drainage with Project and Clinton Keith Road

After reviewing HEC-RAS floodplain studies from the applicant's engineer, JLC and the County's Clinton Keith Roadway capital improvement project's engineer, JACOBS, it

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 Drainage with Project and Clinton Keith Road (cont.)
 was determined that erosive velocities (above 6 ft/s) would not be created if certain mitigation measures are provided by the development project. These preliminary analyses show that an acceptable design can be achieved supporting both projects. If it is determined by the Transportation Department during final plan check, that erosive velocities are created through the project's design, mitigation shall be provided. As an option, during the final plan check process, Lots 39 through 45 may be shifted westerly and Lot 45 retained, to reduce the proposed impingement within the current floodplain. Optionally, the water quality basin may also be shifted to the west due to a reduced basin size, associated with the newer July, 2018 SMR water quality requirements.

Transportation. 4 T/S - General Condition

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Meriffee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Trois Valley Street (NS) at: Clinton Keith Road (EW)

Le Grand Street (NS) at: Clinton Keith Road (EW)

Street "D" (NS) at: Los Alamos Road. (EW) Briggs Road (NS) at: Los Alamos Road. (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 5 Transportation General

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5

Transportation General (cont.)

- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
- Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.
- Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
- If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
- If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
- 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. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Waste Resources

Waste Resources. 1

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

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS
(cont.)**

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. 2 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.

Waste Resources. 3 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-MAP- AB 341 (cont.)
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

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Flood

050 - Flood. 5 Show Floodplain on ECS (cont.) Not Satisfied

050 - Flood. 6 Submit ECS & Final Map Not Satisfied

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

050 - Flood. 7 Submit Final WQMP Not Satisfied

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

050 - Flood. 8 Submit ORD. 458 Special Flood Hazard Area Study Not Satisfied

The project site is located within a Special Flood Hazard Area (SFHA) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. The developer must submit a floodplain analysis to determine potential impacts of the development to the SFHA. To provide for appropriate future administration of County Ordinance No. 458, the following items shall be submitted to the District for review and approval:

1. A floodplain analysis consisting of HEC-RAS calculations, cross sections, maps, reports, and other data prepared to the satisfaction of the District for the purpose of revising the effective SFHA limits.
2. Exhibits showing the pre-development and post-development SFHA limits.
3. Georeferenced shapefiles (.shp) or CAD files of the pre-development and post-development SFHA limits.

All hydrologic and hydraulic models, maps, and mapping data must be submitted electronically to the District.

050 - Flood. 9 Submit Plans Not Satisfied

A copy of the project specific WQMP, 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 and approval. 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.

050 - Flood. 10 WQMP Establish Maintenance Entity Not Satisfied

This project proposes BMP facilities that will require maintenance by a public agency or homeowners' association (HOA). To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the District will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the District. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 2 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. 3 0050-Planning-MAP - CC&R RES POA COM. AREA Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the divider shall notify the Planning Dept. that the following documents have been submitted to County Counsel for review & approval, and the divider shall submit to County Counsel the following documents:

1. A letter identifying the project for which approval is sought referencing the Planning Dept. case (a copy may be sent to the Planning Dept. to serve as notification) and identifying an individual to represent the divider if there are questions concerning the review of the submitted documents; and
2. 1 original, wet signed, notarized declaration of Covenants, Conditions and Restrictions (CC&R); attached to the documents there shall be included a legal description of the property included within the CC&Rs & a scaled map/diagram of such boundaries, both signed & stamped by a Calif. registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot/unit which provides that the declaration of CC&Rs is incorporated therein by reference; and,
4. A deposit equaling 3 hours of the of the hourly fee for Review of CC&Rs established pursuant to Ordinance 671 at the time the above referenced documents are submitted to County Counsel for review and approval.

The declaration of CC&Rs submitted for review shall provide for a minimum term of 60 years, provide for the establishment of a Property Owners' Association comprised of the owners of each individual lot or unit as tenants in common, and contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The Property Owners' Association (POA) established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County, and the POA shall unconditionally accept from the County, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '____', attached hereto. The decision to activate the POA & require the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County.

In the event that the 'common area', or any part thereof, is conveyed to the POA, the association shall own such 'common area', shall manage & continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director or the County's successor-in-interest. The POA shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning

- 050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied
absent the prior written consent of the Director or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.
In the event of any conflict between this Declaration & the Articles of Incorporation, the Bylaws, or the POA's Rules and Regulations, if any, this Declaration shall control."
Once approved, the CC&Rs shall be forwarded to the Planning Dept. who will retain the copy & forward the original to the County Surveyor who will record CC&Rs along with the recordation of the final map.
- 050 - Planning. 4 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 Valley Wide 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. 5 Map - Annex Into Quimby Entity Boundary Not Satisfied
The land divider shall submit written proof to the County Planning Department that the subject property has been annexed to Valley Wide Recreation and Parks District.
- 050 - Planning. 6 Map - ECS Note-Mt. Palomar Lighting Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."
- 050 - Planning. 7 Map - ECS Shall be Prepared Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.
- 050 - Planning. 8 Map - Required Applications Not Satisfied
No FINAL MAP shall record until Change of Zone No.7937 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.
- 050 - Planning. 9 Planning-MAP - LOT LINE ADJUSTMENT Not Satisfied
The land divider/permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 480-100-009, 480-100-075, and 480-100-076, as indicated on the TENTATIVE MAP. The project site will only include Assessor Parcel Nos. 480-100-009 and 480-100-075. The proposed parcels shall comply with the development standards of the R-4 zone. The land divider/permit holder shall provide proof of deed recordation to the Planning Department.

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning

050 - Planning. 9 Planning-MAP - LOT LINE ADJUSTMENT (cont.) Not Satisfied

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-Deed Restriction Not Satisfied

Prior to the issuance of a grading permit or recordation of the final map, the area identified as Avoidance Area on exhibit 5 in the General Biological Assessment Report and Western Riverside County MSHCP Consistency Analysis for TR37294, by Hernandez Environmental Services, dated January 29, 2018 shall be protected from any disturbance and shall be offered for dedication or conservation easement to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. If there is no suitable entity willing to accept said offer of dedication or easement, a deed restriction shall be recorded as well as an Environmental Constraints Sheet (ECS) prepared delineating the area and notation indicating "RIVERINE/ RIPARIAN AVOIDANCE AREA – NO DISTURBANCE ALLOWED" on the ECS as well as in the recorded deed restriction.

050 - Planning-EPD. 2 0050-EPD-Sound Wall Construction Not Satisfied

EPD reviewed General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for TR37294 (PDB06534R5) by Hernandez Environmental Inc., dated 01/29/18. Protocol Least Bell's Vireo surveys were conducted in 2017 in approximately 3 acres of suitable habitat in the riparian/riverine area in the northeast corner of the parcels. A single adult Least Bell's Vireo was observed and heard offsite in the suitable habitat. Due to the fact that this area is within 300-feet of the project site:

- A sound wall shall be installed outside of the nesting season, between the proposed development impact area and the limits of occupied least Bell's vireo territory (Figure 8). The sound wall will be designed by a noise consultant, and will be built to a height and comprised of materials that shall attenuate noise levels to 60 dBA or less within occupied LBV habitat. Design plans for the sound wall will be submitted and approved by the RCA prior to installation. The sound wall shall remain in place until its removal is deemed appropriate in coordination with the RCA.
- The final phase of home construction should be the segment closest to the riparian habitat.

050 - Planning-EPD. 3 050-EPD-ECS and Final Map Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

As identified in the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for TR37294, by Hernandez Environmental Services, dated January 29, 2018, riverine Habitat is present on the proposed project site. The areas identified in the report in Figure 5 as "Avoidance Area" shall be shown and clearly labeled on all project exhibits including final map and ECS to ensure avoidance of these habitats. An ECS note will also be required at recordation to reflect these areas as restricted from development.

The ECS map must be stamped by the Riverside County Surveyor with the following notes. "No disturbances may occur within the boundaries of the Avoidance Area." "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Avoidance Area." "Night lighting shall be directed away from the Avoidance Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 3 050-EPD-ECS and Final Map (cont.) Not Satisfied
constraint areas is not increased." "The perimeter of the Avoidance Area shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Clinton Keith Road and so noted on the final map.

050 - Survey. 2 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. 3 Line-of-Sight Easement Not Satisfied
In order to secure adequate sight distance at the intersection of Los Alamos Road and at the Emergency Vehicle Access (EVA) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Note:

The project proponent of TTM37294 has the responsibility to educate and display this condition of approval to the prospective all home buyers.

050 - Survey. 4 WQMP ACCESS AND MAINT (SURVEY) Not Satisfied
Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 Annex - All Maintenance Districts Not Satisfied
Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 Annex - Catch Basin Inserts Not Satisfied
Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 Annex - Catch Basin Inserts (cont.) Not Satisfied

NOTE: This condition shall apply if catch basins inserts are determined to be needed during the final design of the project.

050 - Transportation. 3 Annex - Landscaping Maintenance Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

NOTE: For Clinton Keith Road, landscaping shall be limited to Lots 46 through 48 and the Project Detention Basin.

050 - Transportation. 4 Annex - Street Sweeping Maintenance Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 Annex - Streetlight Maintenance Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 Annex - WQMP Maintenance Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 Approved Maintenance Exhibit Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

NOTE: For Clinton Keith Road, landscaping shall be limited to Lots 46 through 48 and the Project Detention Basin.

The Transportation Department will clear this condition after the ME is approved by the County

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 7 Approved Maintenance Exhibit (cont.) Not Satisfied

EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 8 Dedication Not Satisfied

"A" Street is designated as a LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, 5' sidewalk, and match up asphalt concrete paving (with De Carron Street) within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461 . (36'/56').

"B" and "C" Streets are designated as a LOCAL ROADS and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461 . (36'/56').

NOTE:

A 5' concrete sidewalks shall be constructed adjacent to the right-of-way line within the 10' parkway.

050 - Transportation. 9 Emergency Vehicle Access (EVA) Not Satisfied

Emergency Vehicle Access road is designated as a private emergency access and shall be improved with 24' full-width AC pavement and 6" concrete curb within a 30' private road easement. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

In order to secure adequate sight distance at the intersection of Los Alamos Road and Emergency Vehicle Access (EVA) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Note:

The project proponent of TTM37294 has the responsibility to educate and display this condition of approval to the prospective all home buyers.

050 - Transportation. 10 Final Map Requirements Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

- 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

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 Final Map Requirements (cont.) Not Satisfied

easement holder, and the nature of their interests, shown on the map.

- Lot access shall be restricted on Clinton Keith Road and Los Alamos Road and so noted on the final map.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Transportation. 11 LANDSCAPING/TRAIL Not Satisfied

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Clinton Keith Road (along Lots 46 through 48 and the Project Detention Basin) and Los Alamos Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

050 - Transportation. 12 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) lighting shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461. For projects within SCE boundaries use County of Riverside Ordinance No. 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID's pole standard.

050 - Transportation. 13 Maintenance Districts - Submit Application Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 14 Part-Width Improvements Not Satisfied

Los Alamos Road along project boundary is a County maintained road designated as a LOCAL ROAD and shall be improved with 24' part-width (12' project side and 12' on the other side of the centerline) AC pavement and 6" AC Dike or better (project side) and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the dedicated and existing right-of-way in accordance with County Standard No. 105, Section "C", Ordinance No. 461. (modified for reduced section)

In order to secure adequate sight distance at the intersection of Los Alamos Road and Emergency Vehicle Access (EVA) NO TREES, WALLS , Ordinance No.461.

Note:

The project proponent of TTM37294 has the responsibility to educate and display this condition of approval to the prospective all home buyers.

Not Satisfied

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 15 Street Improvement Plans Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 16 Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance No. 460 for subdivisions and/or Ordinance No. 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION 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.

A notarized letter of permission and/or recorded easement 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.

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 or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

E Health

060 - E Health. 1 Destruction of existing wells and OWTS Not Satisfied

Any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be properly removed and/or destroyed under permit with DEH.

Existing well is located on proposed lot 36.

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Not Satisfied

060 - E Health. 2 ECP Clearance

Not Satisfied

During demolition, if any discolored soils or unanticipated buried objects are discovered, an experienced environmental professional shall evaluate the conditions and provide recommendations if needed. Any soils with chemicals exceeding the California Department of Toxic Substances Control, Regional Water Quality Control Board, and/or County of Riverside Department of Environmental Health Environmental Screening Levels for residential uses will be removed and disposed of offsite at a licensed hazardous materials disposal facility in compliance with state regulations. An experienced environmental professional will monitor the soil removal, if necessary, and shall provide removal verification sampling and testing upon completion of the removals.

060 - E Health. 3 ECP Clearance

Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details. A workplan that addresses the details of the disposal of the elevated Arsenic from the former olive groves at the eastern portion of the project must be provided.

Fire

060 - Fire. 1 0060-Fire-MAP - HFA REVIEW & APPROVAL

Not Satisfied

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

060 - Fire. 2 0060-Fire-MAP-#004 FUEL MODIFICATION

Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1 ADP Fee - Map

Not Satisfied

TR37294 is located within the boundaries of the MURRIETA CREEK/WARM SPRINGS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied

Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

060 - Flood. 2 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 3 Submit Final WQMP Not Satisfied

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

060 - Flood. 4 Submit ORD. 458 Special Flood Hazard Area Study Not Satisfied

The project site is located within a Special Flood Hazard Area (SFHA) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. The developer must submit a floodplain analysis to determine potential impacts of the development to the SFHA. To provide for appropriate future administration of County Ordinance No. 458, the following items shall be submitted to the District for review and approval:

1. A floodplain analysis consisting of HEC-RAS calculations, cross sections, maps, reports, and other data prepared to the satisfaction of the District for the purpose of revising the effective SFHA limits.
2. Exhibits showing the pre-development and post-development SFHA limits.
3. Georeferenced shapefiles (.shp) or CAD files of the pre-development and post-development SFHA limits.

All hydrologic and hydraulic models, maps, and mapping data must be submitted electronically to the District.

060 - Flood. 5 Submit Plans Not Satisfied

A copy of the project specific WQMP, 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 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.

Not Satisfied

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060- Planning- NOISE REQUIREMENT (cont.) Not Satisfied

The traffic noise contour at the eastern site perimeter (back yards of Lots 46-48) is seen in Figure 5 to be 69 dB CNEL. It would require 4 dB of supplemental noise attenuation to achieve the County standard of 65 dB CNEL in any rear-yard recreational space. The minimum noise reduction from any rear-yard perimeter barrier that breaks the direct line of sight is -5 dB. For an ear height of 5.5 feet, a barrier height of 6 feet above the ground surface at the rear of Lots 46-48 will meet the County noise standard. A block wall (rear-yard perimeter barrier) will be required on the development to ensure noise attenuation meets 65 dB CNEL.

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.

060 - Planning. 3 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within any area designated as jurisdiction with that certain Jurisdictional Delineation performed for the project by Hernandez Environmental Services located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 4 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7937 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 5 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 12.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. 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.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD 30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD 30-Day Burrowing Owl Preconstruction Survey Not Satisfied

issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Biological Monitor Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 4 0060-EPD-temporary Fencing Not Satisfied

Prior to the issuance of a grading permit, the area delineated as "Avoidance Area," on exhibit 5 in the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for TR37294, by Hernandez Environmental Services, dated January 29, 2018, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed and encompasses the entire Riparian/Riverine feature. EPD may also inspect the site prior to grading permit issuance.

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR Not Satisfied

According to PDP01598, the proposed project site grading/earthmoving activities could potentially impact paleontological resources. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 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 "SABER Policy", paleontological fossils found in the County should, by preference, be directed

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 Fee Credit/Reimbursement Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBD, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 Maintenance Districts - Submit Application Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 4 Street Improvement Plans Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance Nos. 460, 461, Riverside County Improvement

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 Street Improvement Plans (cont.) Not Satisfied
Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

060 - Transportation. 5 Submit Grading Plan Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 ECP Clearance Not Satisfied

The project's construction plans and grading specifications shall state that a construction noise reduction plan be submitted to the County and approved prior to issuance of a grading permit. The plan must include the following:

- Identification of the location of construction equipment and how the noise from this equipment will be reduced during construction of the project using: a) temporary noise attenuation fences; b) preferential location of equipment; and c) use of current noise suppression technology and equipment.
- Detail that all construction equipment shall utilize noise reduction features (mufflers, engine shrouds, etc.) that are at least as effective as those originally installed by the manufacturer.
- Description of the simultaneous operation of the loudest equipment to reduce the length of the highest equipment noise volumes.
- Requirements for all project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs).
- Post signs requiring hearing protection be worn in areas where noise levels are routinely expected to exceed 80 Dba.

070 - E Health. 2 ECP Clearance Not Satisfied

The project's construction plans and grading specifications shall state that large loaded trucks and dozers (greater than or equal to 80,000 pounds) shall not be used within 50 feet of the eastern boundary of the project site. Instead, smaller, rubber-tired bulldozers (less than 80,000 pounds) or equivalent alternative equipment shall be used within this area during project construction.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT 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

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

BS-Grade

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

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 Grading 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.

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER 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. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TR37294 is located within the boundaries of the MURRIETA CREEK/WARM SPRINGS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

080 - Flood. 2 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 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Flood

080 - Flood. 3 Submit Plans (cont.) Not Satisfied
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 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 - ACOUSTICAL STUDY Not Satisfied
The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied
Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3 0080-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied
A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dimensioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards.

All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 5 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 7 0080-Planning-MAP - COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved Exhibit M.

080 - Planning. 8 0080-Planning-MAP - ELEVATION & FLOOR PLAN Not Satisfied

Elevations and floor plans shall substantially conform to approved Exhibit B.

080 - Planning. 9 0080-Planning-MAP - FINAL SITE PLAN Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 3rd District and the approved Design Manual, Exhibit D.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks,

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied
mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 10 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied

Impacts to the Murrieta School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as VALLEYWIDE/CSA/COUNTY CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3 Annex All Maintenance Districts Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

Waste Resources

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, 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 - PRECISE GRADE 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 the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the

Plan: TR37294

Parcel: 480100076

90. Prior to Building Final Inspection

Flood

090 - Flood. 2 BMP Maintenance & Inspection (cont.) Not Satisfied
entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

090 - Flood. 3 Implement WQMP - Map Not Satisfied
All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

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- ROLL-UP GARAGE DOORS Not Satisfied
All residences shall have automatic roll-up garage doors.

090 - Planning. 3 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. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for Valley Wide.

Planning-EPD

090 - Planning-EPD. 1 0090-EPD-Permanent Fencing Not Satisfied
Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The entire length of the riparian area adjacent to the project site shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency, if tasked with management of the area, shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

Plan: TR37294

Parcel: 480100076

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSI Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS._____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 4 80% Completion Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- Interior roads shall be completed and paved to finish grade according to the limits indicated in the

Plan: TR37294

Parcel: 480100076

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 Utility Install (cont.) Not Satisfied

underground in accordance with Ordinance Nos. 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 10 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 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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: May 22, 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
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 3rd District-
Taylor-Berger
Murrieta Sphere of Influence
Murrieta Unified School District

Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
South Coast Air Quality Management District
California Department of Fish and Wildlife

CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076. **BBID: 086-931-031 UPROJ: TR37294**

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 June 15, 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.

Any questions or comments regarding this project should be directed to Dionne Harris, Project Planner at (951) 955-6836 or e-mail at dharris@rivco.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.

March 30, 2017



Proactive Engineering
Attn: Glenn Budd
200 South Main Street #300
Corona, CA. 92882

Subject: SAN53 – Will Serve TTM 27294 APN 480-100-009, -075, -076 – Los Alivos

Dear Mr. Budd:

Eastern Municipal Water District (EMWD) is willing to provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4309.

Sincerely,

Edmund Chew
Civil Engineering Associate
New Business Department
Eastern Municipal Water District

EC:mdp



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 3/31/17
TRACT / PARCEL MAP NO.: 37294
APN: 480-100-009, 075, 076
PARCELS / LOTS: 48
ZONING: R-4
MAP SCHEDULE: A

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

THE EMWD WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 3/20/17

ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.

NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)

INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

CONNECTION TO EMWD SEWER SYSTEM AS PER LETTER DATED 3/20/17

ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, UNDER DEH PR-Not Provided DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

ENVIRONMENTAL HEALTH SPECIALIST

Received by:



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

dharris@rivco.org

Dionne Harris, Project Planner
Riverside County Planning Department – Riverside
P.O. Box 1409, Mailstop #: 1070
Riverside, CA 92502-1409

June 1, 2017

**Site Plan Consultation for the
Change of Zone No. 7937, Tentative Tract Map No. 37294, and Plot Plan No. 26249
– EA43021**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in a CEQA document shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of a CEQA document should be avoided through inclusion of supporting information and analyses as appendices. Appendices may be prepared in volumes separate from the basic CEQA document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the proposed project and all air pollutant sources related to the proposed project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd/technical_advisory_final.PDF.

Mitigation Measures

In the event that the proposed project generates significant adverse air quality and health risk impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4(a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the proposed project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*.

² In April 2017, ARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement ARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This Technical Advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. Available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

Alternatives

In the event that the proposed project generates significant adverse air quality and health risks impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the CEQA document shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

Permits

In the event that the proposed project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the proposed project in the CEQA document. For general information on permits, please visit the SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. General permitting questions can also be directed to SCAQMD Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding the comments, please contact me at lsun@aqmd.gov or by phone at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC170526-03

Control Number

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



November 9, 2017

Ms. Dionne Harris, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
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Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Ruff
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1077FV17
Related File Nos.: CZ7937 (Change of Zone), TR37294 (Tentative Tract Map),
Associated Case: PP26249 (Plot Plan)
APNs: 480-100-009, 480-100-075, and portion of 480-100-076

Dear Ms. Harris:

On November 9, 2017, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Change of Zone Case No. CZ7937, a proposal to change the zoning of 12.5 gross acres located northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way and westerly of Briggs Road from Rural Residential (R-R) to Planned Residential (R-4), **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

On November 9, 2017, the Riverside County Airport Land Use Commission (ALUC) found Tentative Tract Map No. 37294 (TR37294), a proposal to divide the above-referenced 12.5-acre site into 48 single family residential lots plus open space lots (including a 1.76-acre open space lot in the southeasterly portion of the project site), **CONSISTENT** with the 2007 FVALUCP, as amended in 2011, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with the Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.
2. The review of this Tentative Tract is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

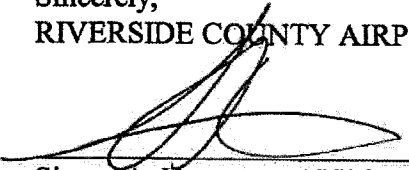
AIRPORT LAND USE COMMISSION

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. The attached notice shall be provided to all potential purchasers of the lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
 3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.
 4. Any proposed detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
 5. The ALUC eligible open area provided in Lot E (minimum of 1.26 acres) shall be kept obstacle and obstruction free per ALUC open area definition.

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: Newland Homes, LLC (applicant)
EPD Solutions, Inc., Rafik Albert (representative)
Edward Richard/Richard Family Trust (landowner)
John Olsen (additional landowner)
Tim Miller, Airports Manager, Riverside County EDA – Aviation Division
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1077FV17\ZAP1077FV17LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - - - City Limits
 - Height Review Overlay Zone

Note

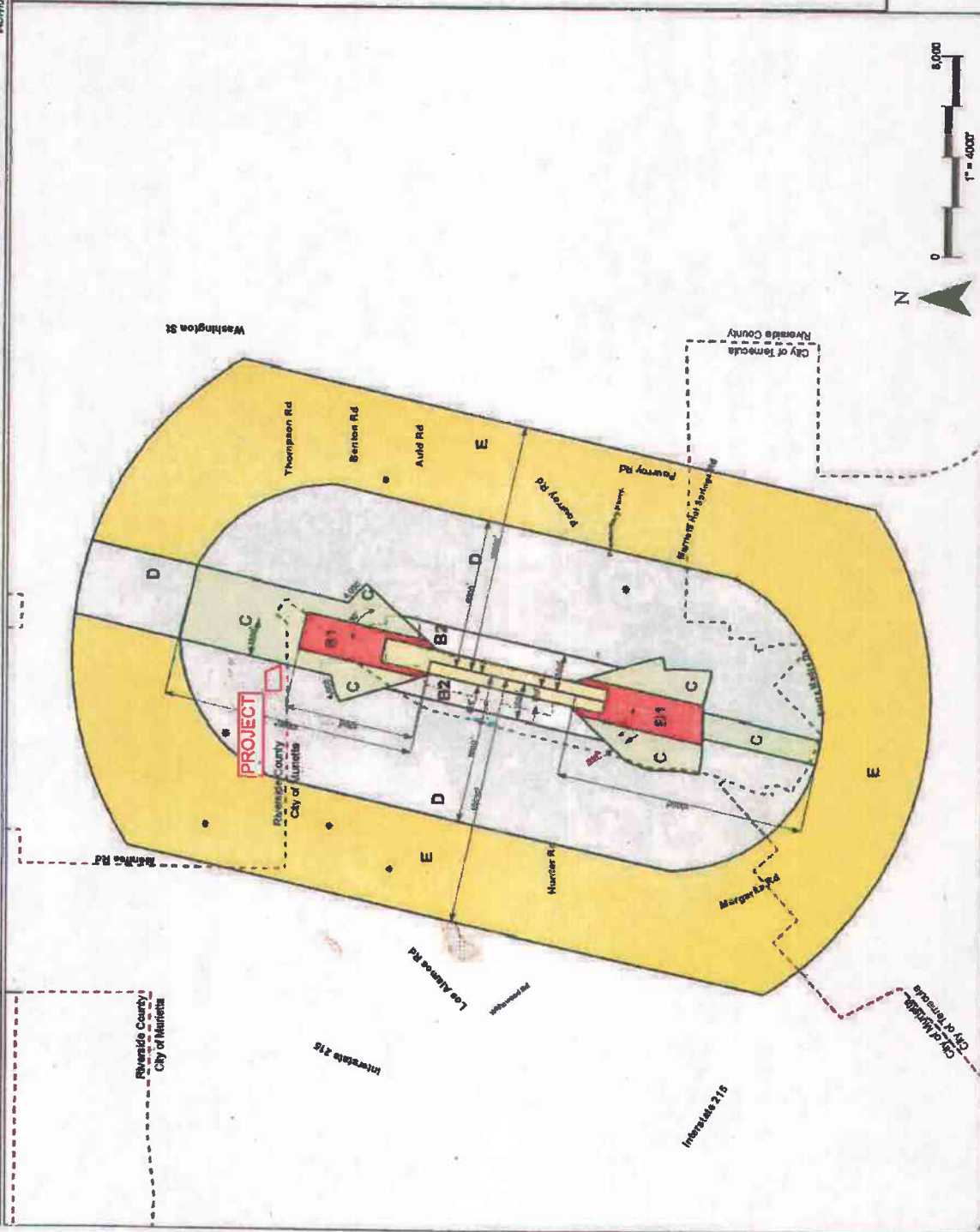
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document

(April 2010)

Map FV-1
Compatibility Map
French Valley Airport



My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A**
- A-EXC1**
- B1**
- B1-APZ I**
- B1-APZ I-EXC1**
- B1-APZ II**
- B1-APZ II-EXC1**
- B1-EXC1**
- B2**
- B2-EXC1**
- C**
- C1**
- C1-EXC1**
- C1-EXC3**
- C1-EXC4**
- C1-HIGHT**
- C2**
- C2-EXC1**
- C2-EXC2**
- C2-EXC3**
- C2-EXC5**
- C2-EXC8**
- C2-HIGHT**

Notes

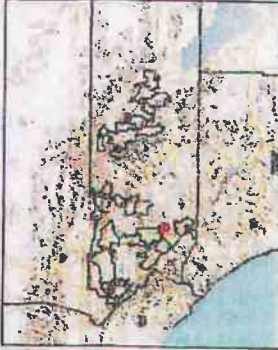
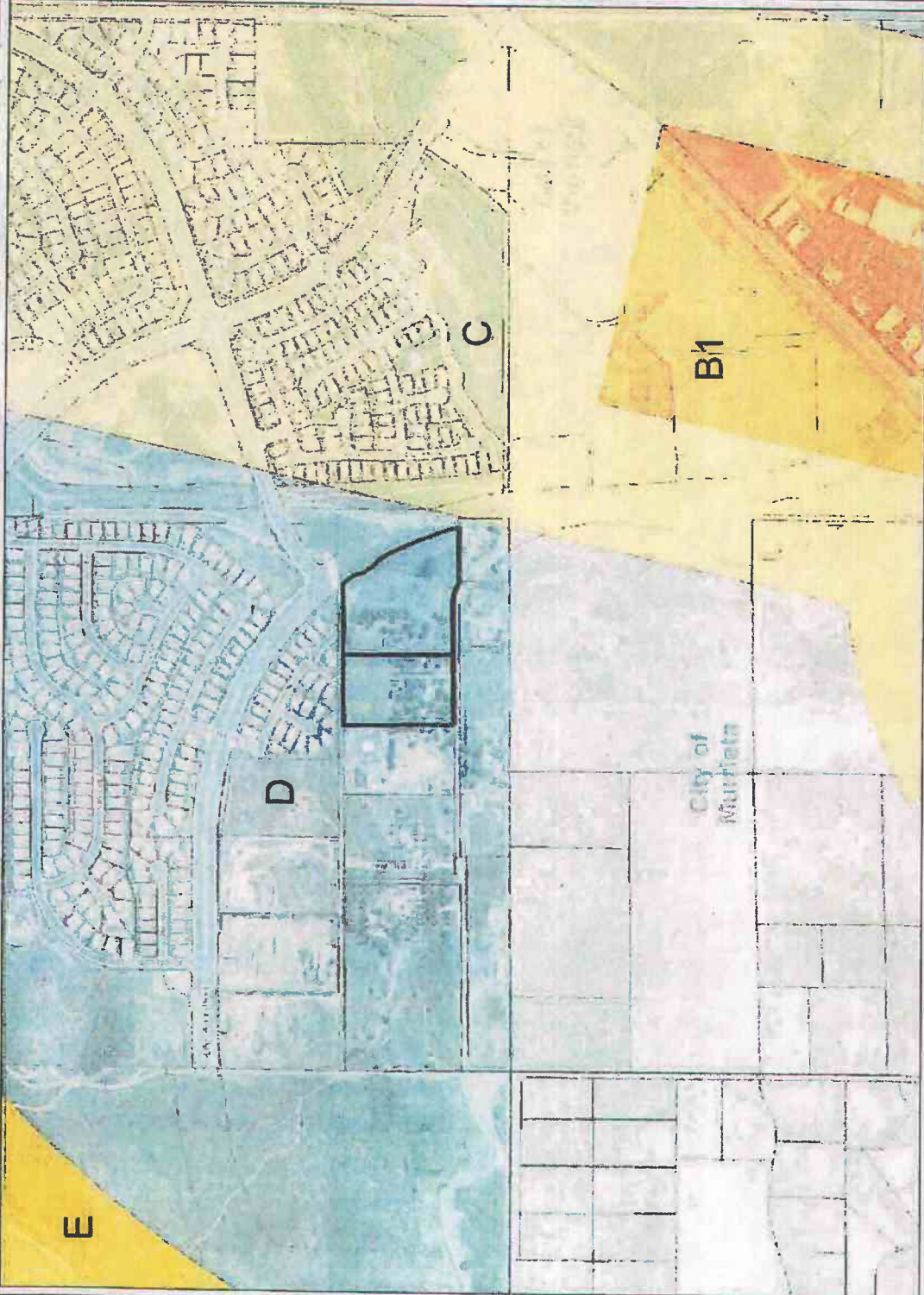
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My Map



- Legend**
- Airports
 - AIA
 - Airport Compatibility
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT

Notes

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My Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - Hwy
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

Notes

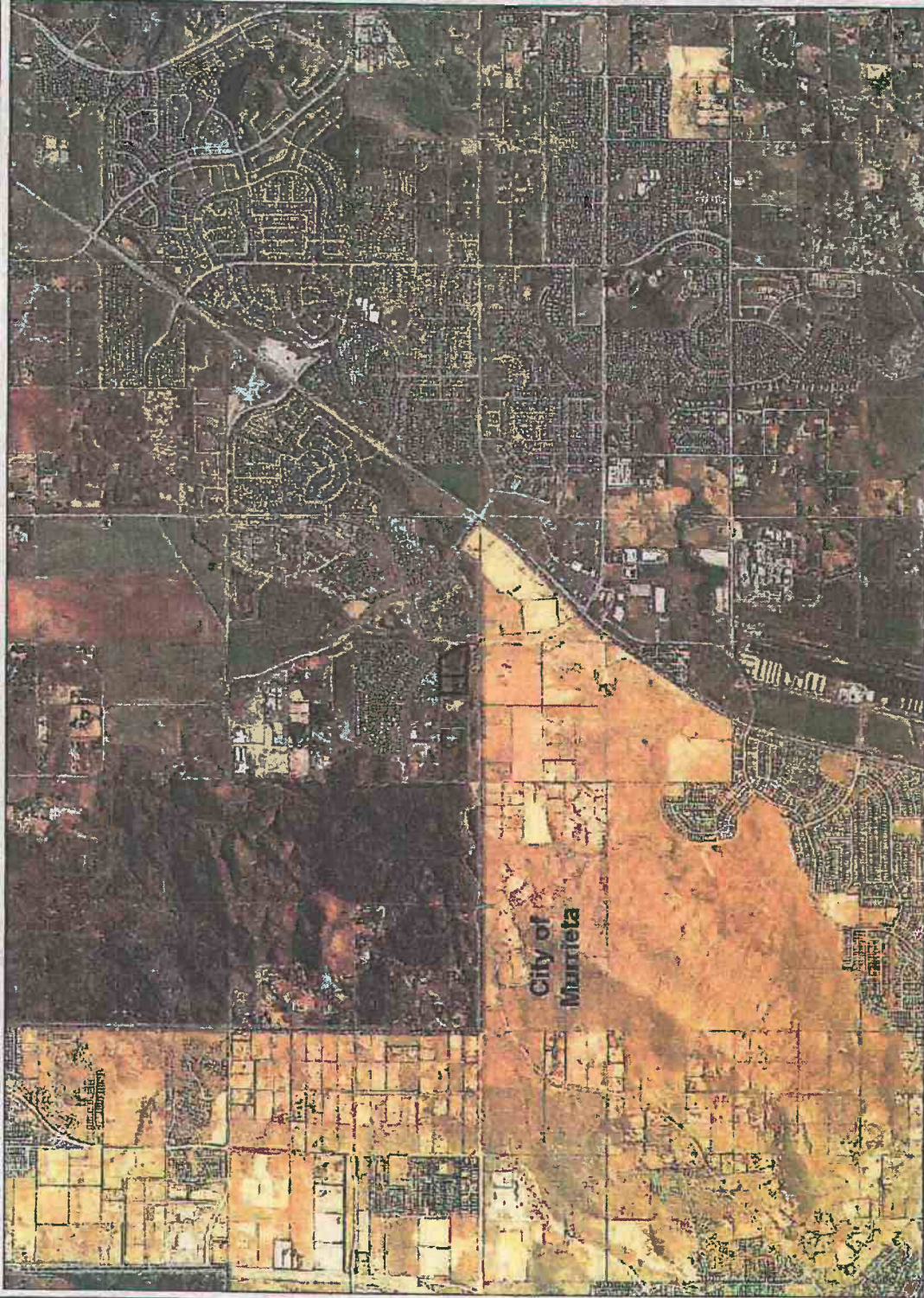
"IMPORTANT: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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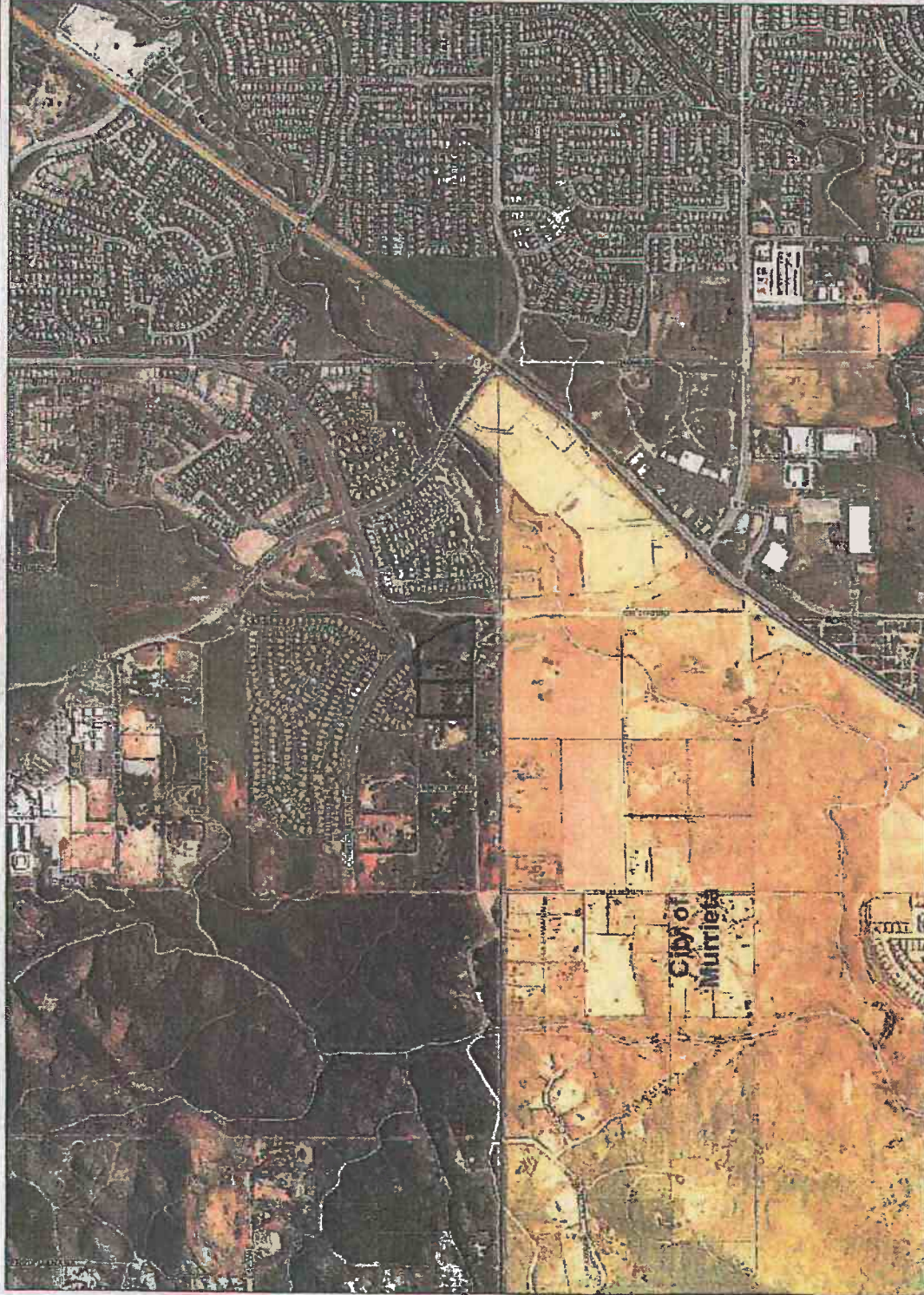
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - anno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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


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My Map



Legend

-  City Boundaries
-  Cities
-  roads
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  courties
-  cities
-  hydrographylines
-  waterbodies
-  Lakes
-  Rivers

Notes

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973

1,946 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



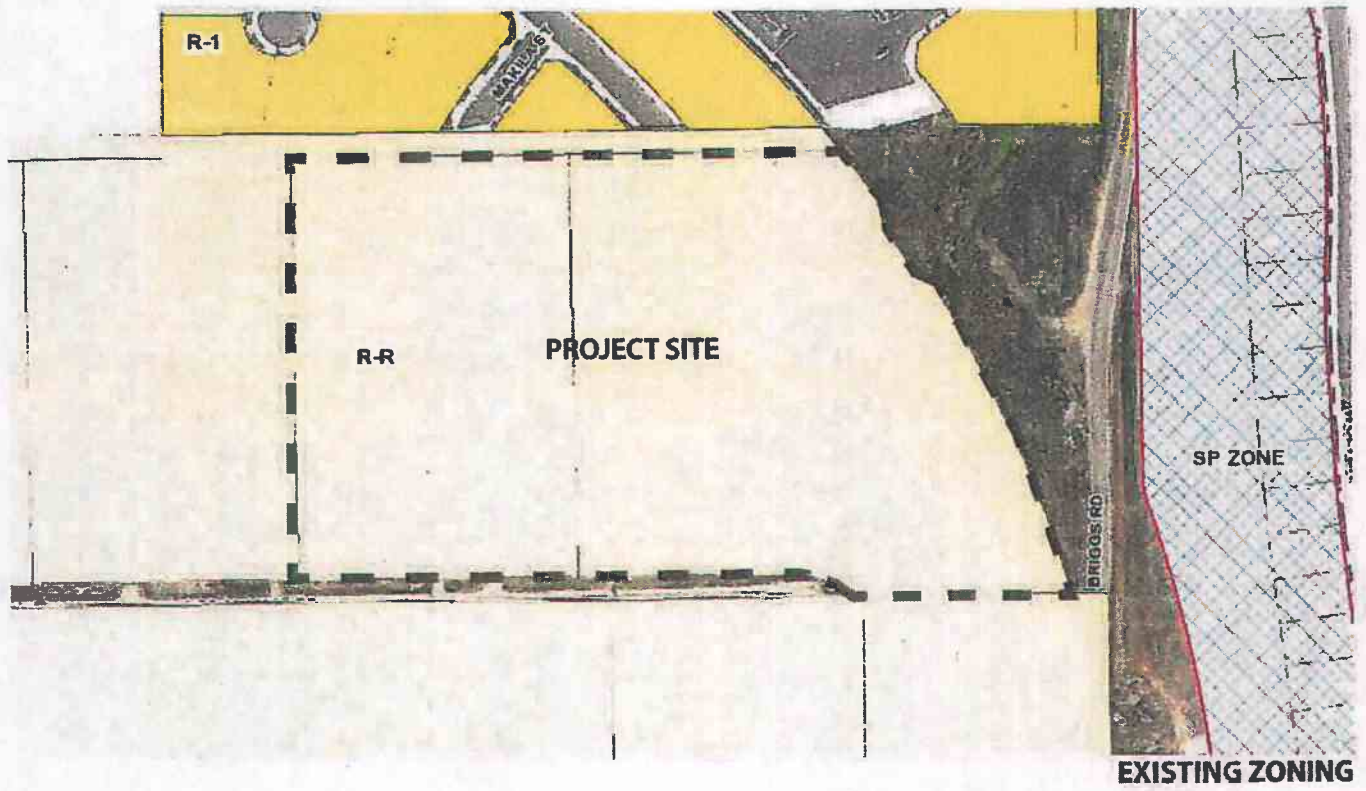
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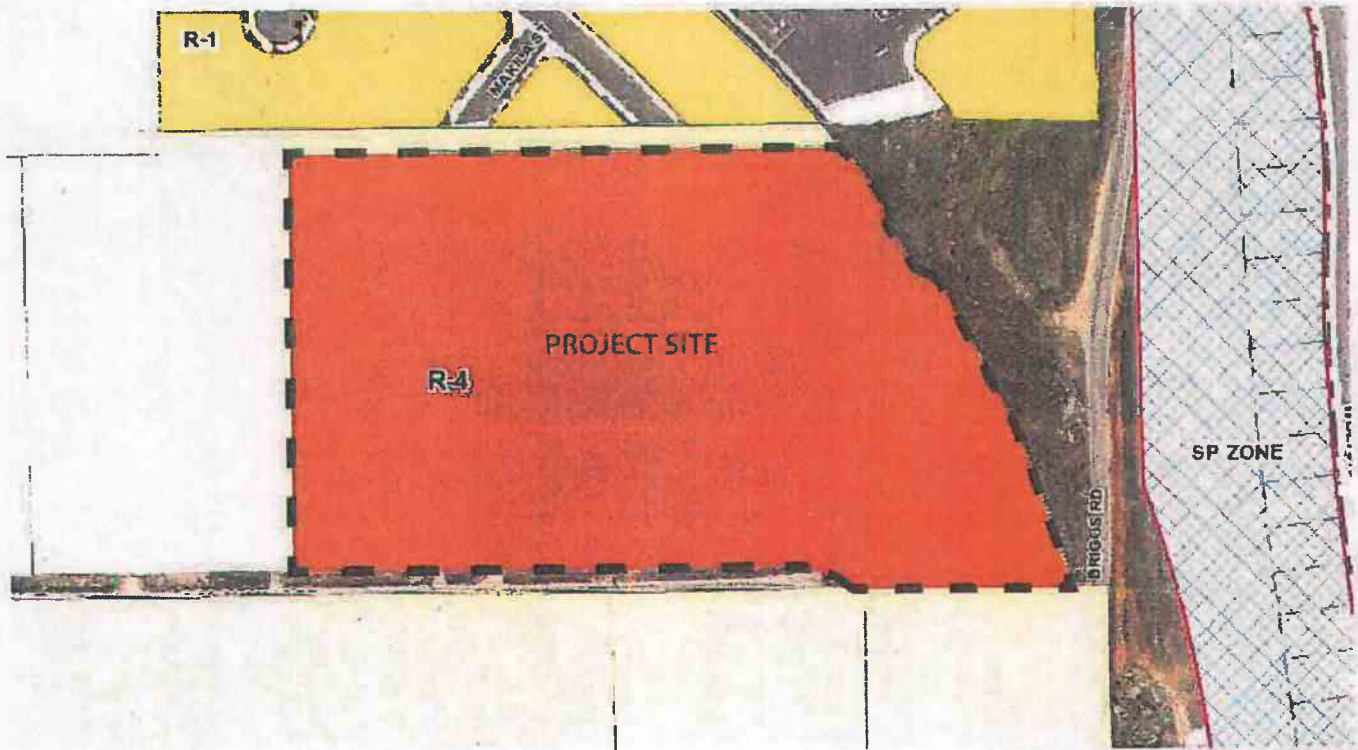


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EXISTING ZONING



PROPOSED ZONING

LEGEND

- R-1 One Family Dwellings
- R-4 Planned Residential
- R-R Rural Residential
- SP Specific Plan

Zone Change
APNs 480-100-009, -075
TTM No. 37294

TENTATIVE TRACT MAP NO. 37294



PROJECT SITE

VICINITY MAP

SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 WEST

NOTES

1. EXISTING LOT LINES ARE SHOWN IN RED.
2. PROPOSED LOT LINES ARE SHOWN IN BLACK.
3. PROPOSED LOT LINES ARE SHOWN IN BLACK EXCEPT WHERE SHOWN OTHERWISE.
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25. PROPOSED LOT LINES ARE SHOWN IN BLACK EXCEPT WHERE SHOWN OTHERWISE.

LEGAL DESCRIPTION

LOT 1, PARCEL 3 OF LOT 1 OF PARCEL 3, MAP 19797, APPROVED IN BOOK 172, OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 WEST, SAN

LETTERED LOTS

LOT	TYPE	ACRES	AREA
1	RESIDENTIAL	0.12	0.12
2	RESIDENTIAL	0.12	0.12
3	RESIDENTIAL	0.12	0.12
4	RESIDENTIAL	0.12	0.12
5	RESIDENTIAL	0.12	0.12
6	RESIDENTIAL	0.12	0.12
7	RESIDENTIAL	0.12	0.12
8	RESIDENTIAL	0.12	0.12
9	RESIDENTIAL	0.12	0.12
10	RESIDENTIAL	0.12	0.12
11	RESIDENTIAL	0.12	0.12
12	RESIDENTIAL	0.12	0.12
13	RESIDENTIAL	0.12	0.12
14	RESIDENTIAL	0.12	0.12
15	RESIDENTIAL	0.12	0.12
16	RESIDENTIAL	0.12	0.12
17	RESIDENTIAL	0.12	0.12
18	RESIDENTIAL	0.12	0.12
19	RESIDENTIAL	0.12	0.12
20	RESIDENTIAL	0.12	0.12
21	RESIDENTIAL	0.12	0.12
22	RESIDENTIAL	0.12	0.12
23	RESIDENTIAL	0.12	0.12
24	RESIDENTIAL	0.12	0.12
25	RESIDENTIAL	0.12	0.12
26	RESIDENTIAL	0.12	0.12
27	RESIDENTIAL	0.12	0.12
28	RESIDENTIAL	0.12	0.12
29	RESIDENTIAL	0.12	0.12
30	RESIDENTIAL	0.12	0.12
31	RESIDENTIAL	0.12	0.12
32	RESIDENTIAL	0.12	0.12
33	RESIDENTIAL	0.12	0.12
34	RESIDENTIAL	0.12	0.12
35	RESIDENTIAL	0.12	0.12
36	RESIDENTIAL	0.12	0.12
37	RESIDENTIAL	0.12	0.12
38	RESIDENTIAL	0.12	0.12
39	RESIDENTIAL	0.12	0.12
40	RESIDENTIAL	0.12	0.12
41	RESIDENTIAL	0.12	0.12
42	RESIDENTIAL	0.12	0.12
43	RESIDENTIAL	0.12	0.12
44	RESIDENTIAL	0.12	0.12
45	RESIDENTIAL	0.12	0.12

ACREAGE

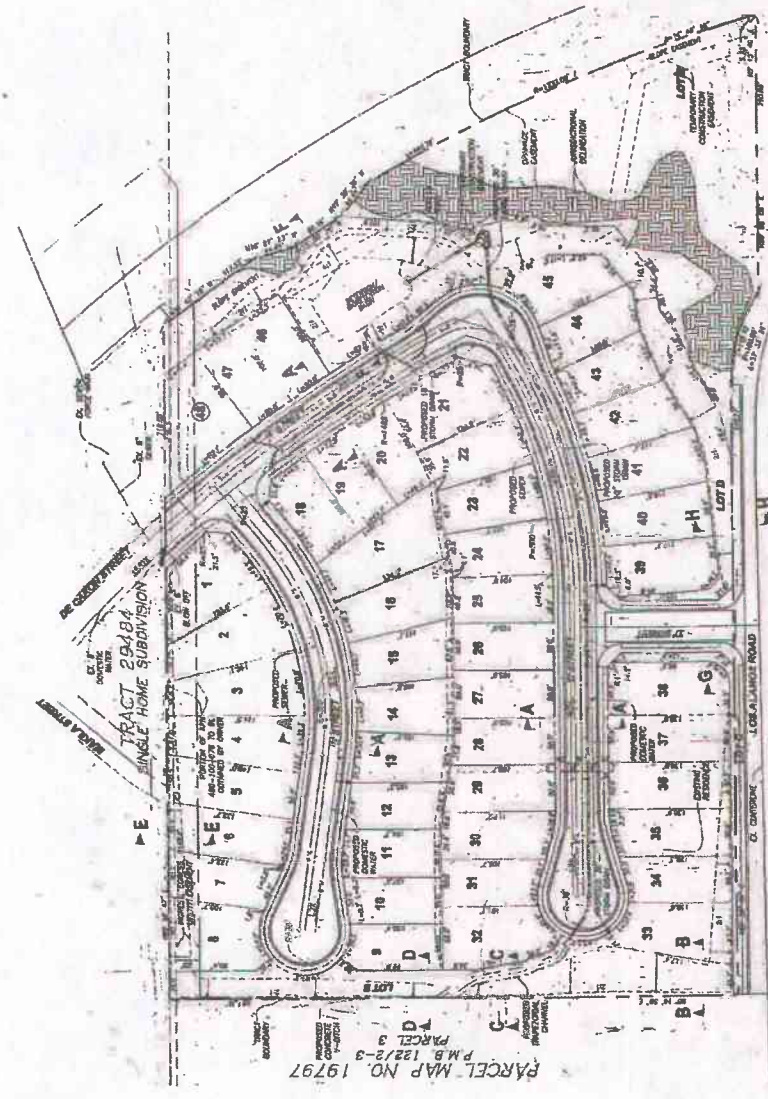
LETTERED LOTS	12.2
UNLETTERED LOTS	0.0
TOTAL ACRES	12.2

**TENTATIVE TRACT
MAP NO. 37294**

SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 WEST

NEWLAND HOMES, LLC
5121 MICHELSON DRIVE, SUITE 110
IRVINE, CA 92612
P (949) 344-2701

PROACTIVE
LAND DEVELOPMENT



LEGEND

- 1. LOT BOUNDARY
- 2. TRACT BOUNDARY
- 3. EASEMENT
- 4. EGRESS DRIVE
- 5. DRIVE
- 6. DRIVE
- 7. DRIVE
- 8. DRIVE
- 9. DRIVE
- 10. DRIVE
- 11. DRIVE
- 12. DRIVE
- 13. DRIVE
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- 45. DRIVE

BENCHMARK

1. BENCHMARK

BASES OF BEARINGS

1. BASES OF BEARINGS

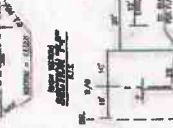
LOT AREA SUMMARY

LETTERED LOTS	12.2
UNLETTERED LOTS	0.0
TOTAL ACRES	12.2

TYPICAL INTERIOR LOT



TYPICAL INTERIOR LOT

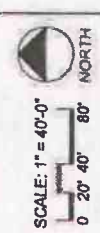
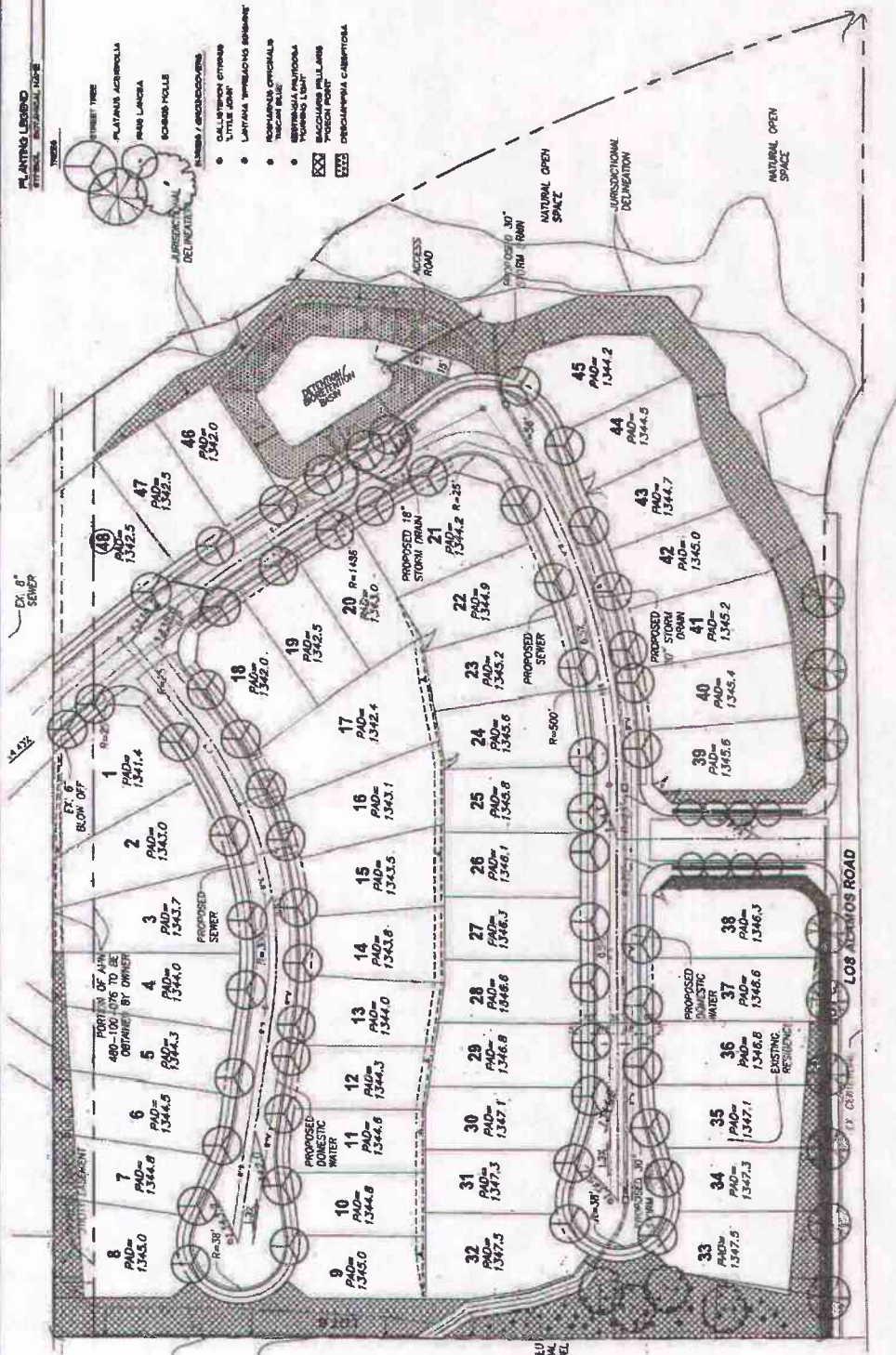


TYPICAL INTERIOR LOT



PLANTING LEGEND
SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, SPACING, RECORD #

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	RECORD #
(Circle with cross)	TO BE SELECTED		24" BOX		
(Circle with dot)	LONDON PLANE TREE		14" BOX	DOUBLE STRIKE	M
(Circle with horizontal lines)	AMERICAN BAYLAG		14" BOX	STANDARD STRIKE	L
(Circle with vertical lines)	CALIFORNIA PEPPER TREE		14" BOX	DOUBLE STRIKE	L
(Circle with diagonal lines)	LITTLE LEAF SOTTLEBUSH		9" GALL	3'-4" OC.	M
(Circle with wavy lines)	SPRINGING YELLOW LANTANA		9" GALL	3'-4" OC.	L
(Circle with horizontal wavy lines)	UPRIGHT ROSEMARY		9" GALL	3'-4" OC.	L
(Circle with vertical wavy lines)	COAST ROSEMARY		9" GALL	3'-4" OC.	L
(Circle with diagonal wavy lines)	DWARF COYOTE BUSH		14" GALL	4'-4" OC.	L
(Circle with cross-hatch)	SHRUB		4" POT	8" OC.	L



NOTES:
 1. INSTALL 2" LAYER OF SAND/COARSE GRAVEL BANK IN ALL SUBSEQUENT PLANTING AREAS.
 2. ALL TREES WITHIN 4' OF PAVING TO HAVE ROOT BARRIERS INSTALLED AT 18" DEPTH.
 3. ALL PLANTING TO BE INSTALLED WITH LOW VOLTAGE IRRIGATION SYSTEMS OR BARRIERS CONNECTED TO AUTOMATIC IRRIGATION CONTROL VALVES AND TIED INTO A CENTRAL AUTOMATIC CONTROLLER.

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

PLAN CHECK ENGINEER: _____ DATE SIGNED: _____

REGISTRATION NUMBER: _____

APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK IN THE ROAD RIGHT-OF-WAY ONLY.

DATE: _____

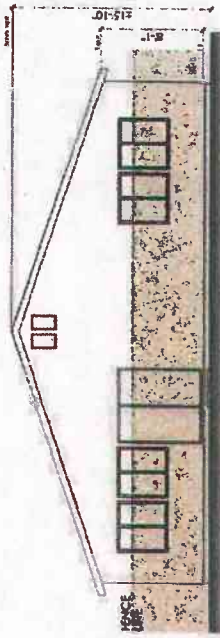
ENGINEER: _____

DIGITAL SIGNATURE
DO NOT REMOVE THIS SEAL OR SIGNATURE FROM THESE PLANS BEFORE ANY CONSTRUCTION BEGINS. THIS SEAL IS VOID IF THE SIGNATURE HAS BEEN COPIED OR REPRODUCED IN ANY MANNER.

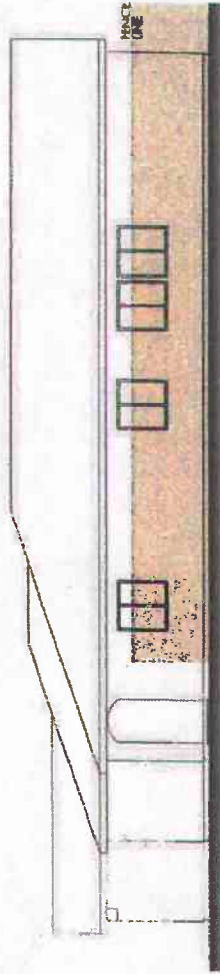
RJCLA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

PROJECT NO. 24-03-001-001
 SHEET NO. 1-1
 COUNTY: LOS ANGELES
 FILE NO. 134-12284

**COUNTY OF RIVERSIDE
 CONCEPT LANDSCAPE PLANS**



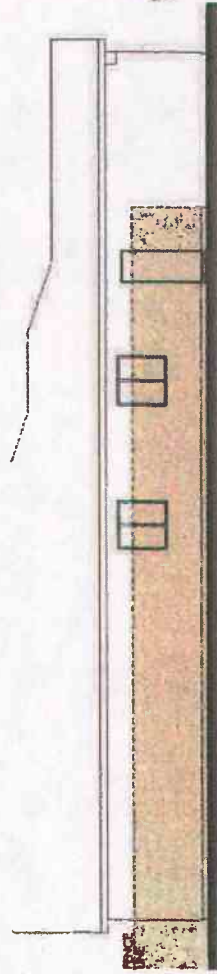
REAR ELEVATION



RIGHT ELEVATION

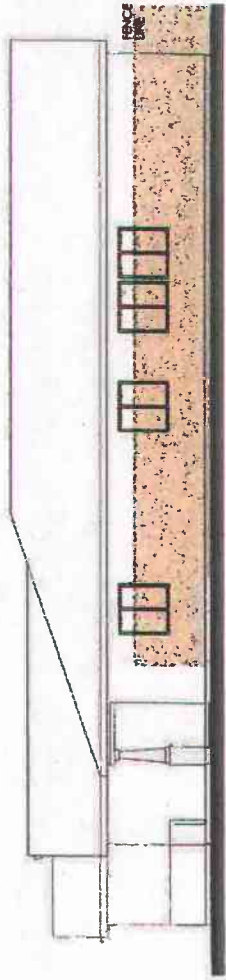


FRONT ELEVATION

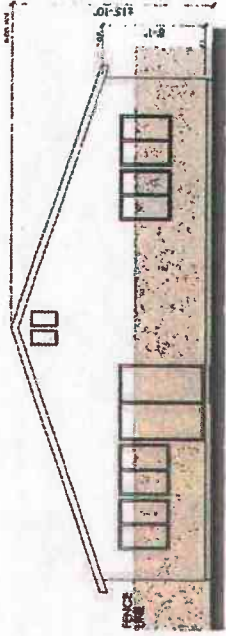


LEFT ELEVATION

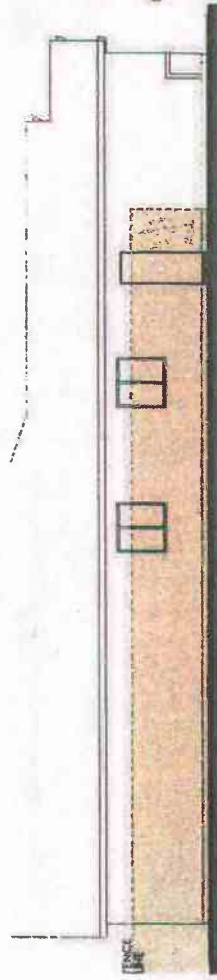
COLOR SCHEME #1
PLAN 1
 SPANISH "A"



RIGHT ELEVATION



REAR ELEVATION

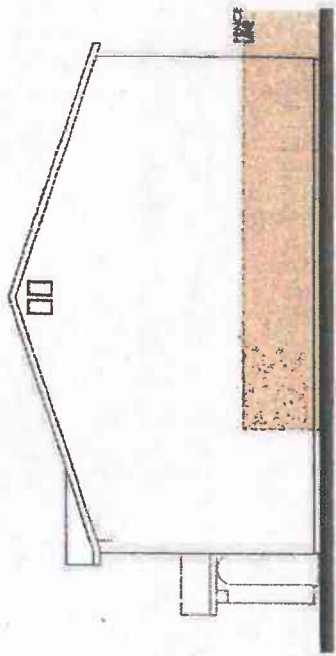


LEFT ELEVATION

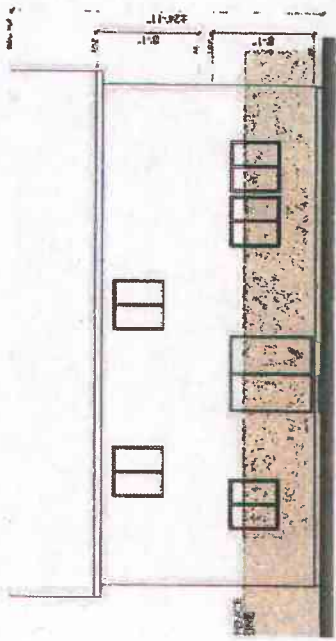
COLOR SCHEME #4
PLAN 1
CRAFTSMAN "B"



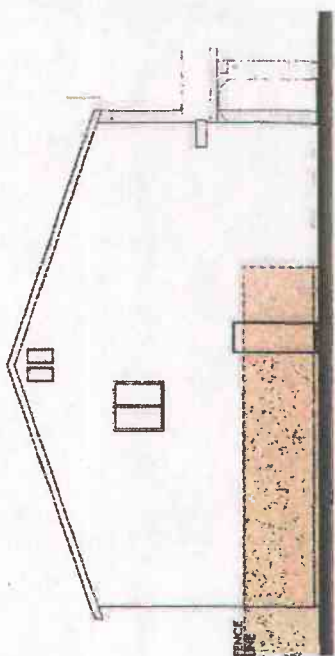
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

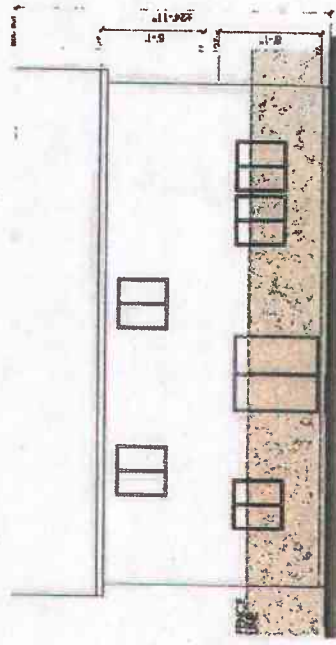


LEFT ELEVATION



FRONT ELEVATION

COLOR SCHEME #2
PLAN 2
 SPANISH "A"

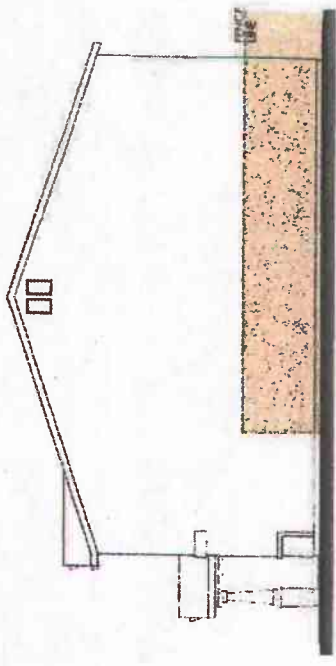


REAR ELEVATION

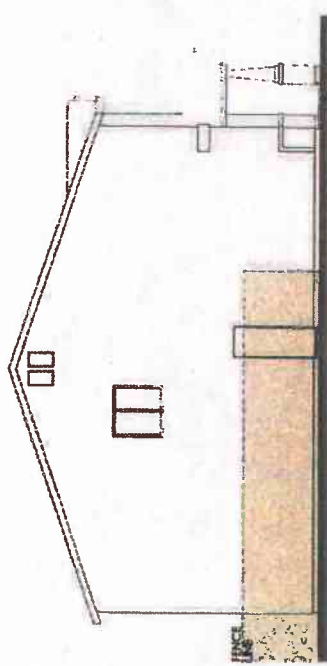


FRONT ELEVATION

COLOR SCHEME #5
PLAN 2
 CRAFTSMAN "B"

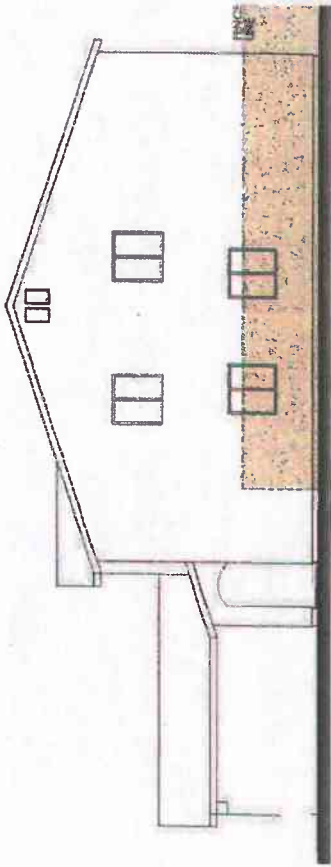


RIGHT ELEVATION

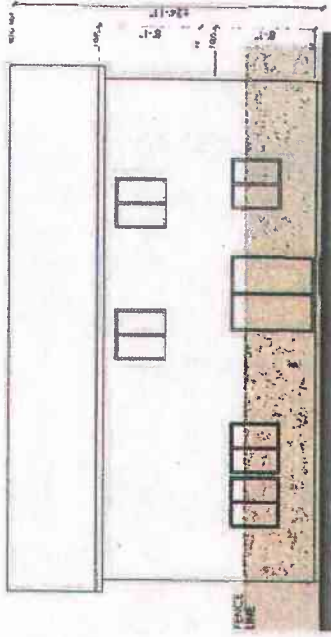


LEFT ELEVATION

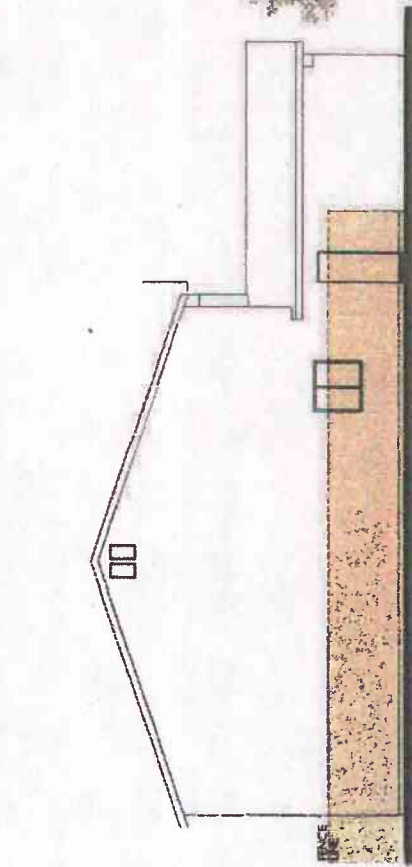
#17021 05/18/17



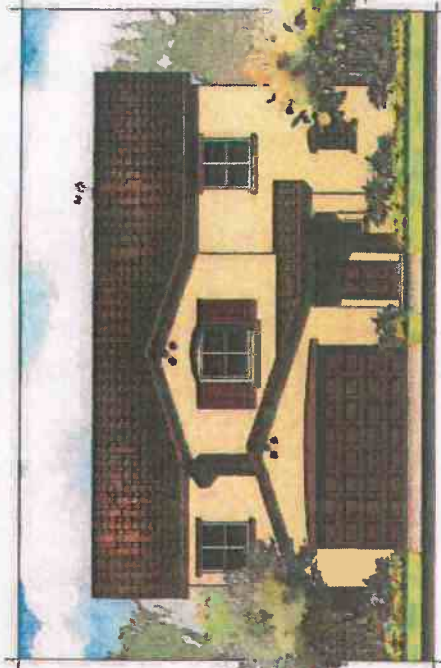
RIGHT ELEVATION



REAR ELEVATION

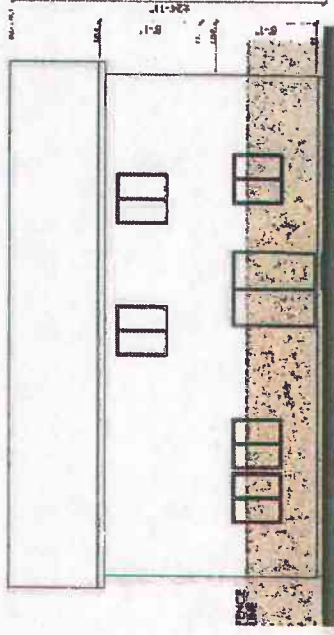


LEFT ELEVATION

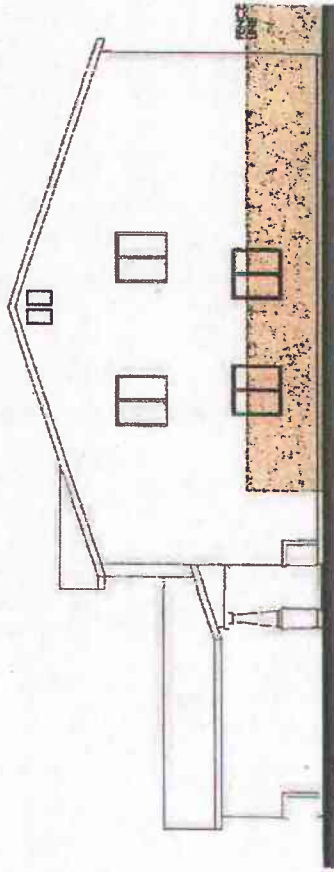


FRONT ELEVATION

COLOR SCHEME #3
PLAN 3
SPANISH "A"



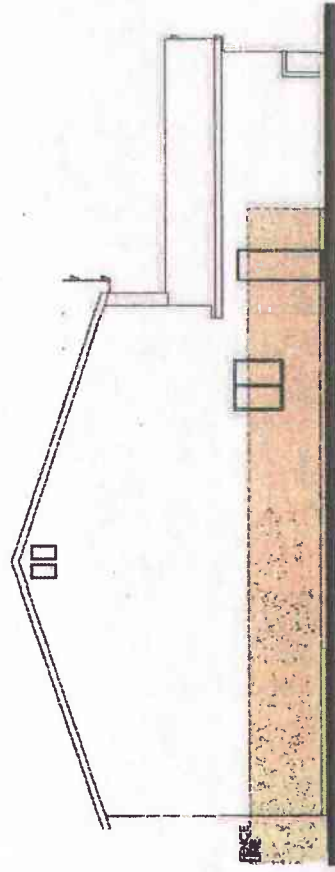
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

COLOR SCHEME #6
PLAN 3
 CRAFTSMAN "B"



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

September 18, 2017

Attention: Land Development Committee

Subject: Change of Zone No. 7937 - Tentative Tract Map No. 37294 and
Plot Plan No. 26249

Please be advised that the division of the property shown on Change of Zone No. 7937 - Tentative Tract Map No. 37294 and Plot Plan No. 26249 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties