

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



ITEM: 21.1  
(ID # 12721)

**MEETING DATE:**

Tuesday, August 04, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO 1800010, ORDINANCE NO. 348.4935 TENTATIVE MAP NO. 37155, and PLOT PLAN NO. 190004 - Adoption of a Mitigated Negative Declaration (CEQ180037) - Applicant: Kiley Children's Trust - Engineer/Representative: Adkan Engineers - First Supervisorial District - Alberhill Zoning Area - Community Development: Medium Density Residential (MDR), Rural: Rural Residential (RR), Open Space: Conservation Habitat (OS-CH) - Location: southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail. The site gains access off of Towhee Lane and Kingbird Drive - 53.7 gross acres - Zoning: Rural: Rural Residential (R-R) - REQUEST: Change of Zone No. 180010 (CZ180010) is to change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 37155 proposes a Schedule "A" subdivision of 53.7 acres into 79 one family dwelling residential lots and 7 open space lots for two detention basins, 3.95 acre park area a 6,657 square foot passive park and 29.5 acres to be dedicated as open space. Plot Plan No. 190004 is for a Planned Residential Development to establish lot size standards, APN 290-150-004, District 1. [Applicant Fees 100%]

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

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **CEQ180037**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

**ACTION:** Policy

Charles Lebow, Assistant TLMA Director


7/23/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: August 4, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

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

2. **APPROVE CHANGE OF ZONE NO. 1800010** to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4) in accordance with Exhibit 3 based upon the findings and conclusions provided in the staff report;
3. **ADOPT ORDINANCE NO 348.4935** amending the zoning in the Alberhill Area shown on Map No. 2.2447 Change of Zone Case No. 1800010 attached hereto and incorporated by reference;
4. **APPROVE TENTATIVE TRACT MAP NO. 37155**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and
5. **APPROVE PLOT PLAN NO. 190004** subject to the attached advisory notification document and conditions of approval and based on the findings and conclusions in the staff report.

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

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

**BACKGROUND:**

**Summary**

The project includes Change of Zone No.1800010, Tentative Tract Map No. 37155 and Plot Plan No. 190004 (The Project). The Project proposes to change the zoning classification for the subject property from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision. The Tentative Tract Map is a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots and seven (7) lots for non-residential use. These 7 lots will be used as parks, water quality basins, slopes and open space areas. The southerly most open space lot (Lot 85) is to be donated to the Regional Conservation Authority. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 4.2 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure). The Plot Plan No. 190004 is to allow a Planned Residential Development. The proposed one family dwellings are expected to have lots that range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.

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

The Planning Commission considered the project during a regularly scheduled public hearing on May 6, 2020. After taking public testimony, the Planning Commission closed the public hearing and recommended the Board of Supervisors approve the project with a 5-0 vote.

**Impact on Residents and Businesses**

The impacts of the project have been evaluated through the public hearing process.

**Additional Fiscal Information**

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

**ATTACHMENTS**

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Packet

ATTACHMENT C. Ordinance No. 348,4935



Jason Farin, Principal Management Analyst

7/29/2020



Gregory E. Priamos, Director County Counsel

7/23/2020

ORDINANCE NO. 348.4935

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

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Alberhill Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2447, Change of Zone Case No. 1800010" which map is made a part of this ordinance.

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

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

By: 

Chairman, Board of Supervisors

ATTEST:  
KECIA R. HARPER  
Clerk of the Board

By: 

(SEAL)

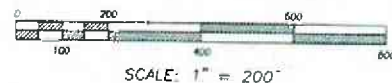
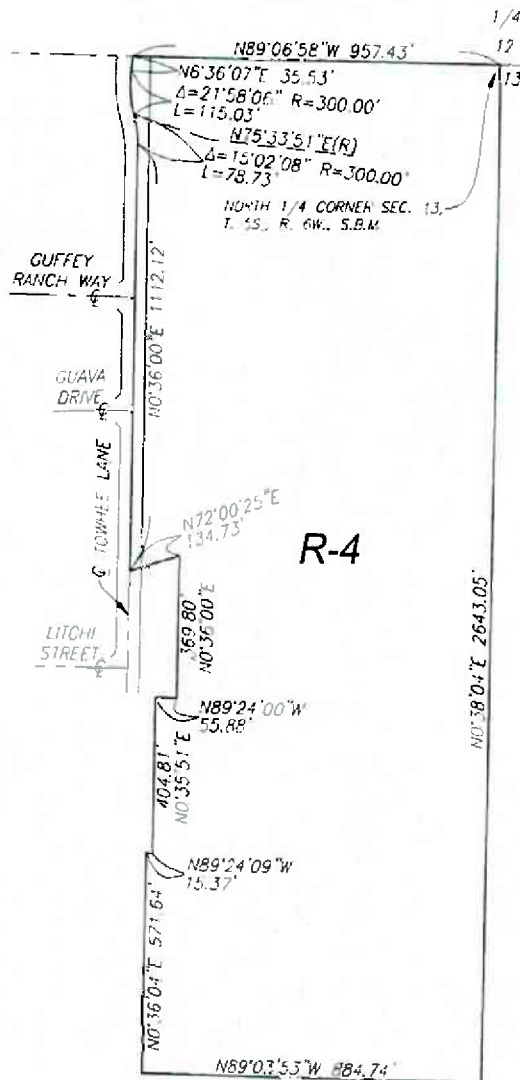
APPROVED AS TO FORM  
June 29, 2020

By: 

LEILA J. MOSHREF-DANESH  
Deputy County Counsel



ALBERHILL AREA  
 POR. NW 1/4 SEC. 13, T. 5S., R. 6W. S.B.M.



**R-4** GENERAL RESIDENTIAL

MAP NO. 2.2447  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE 348

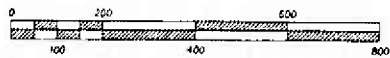
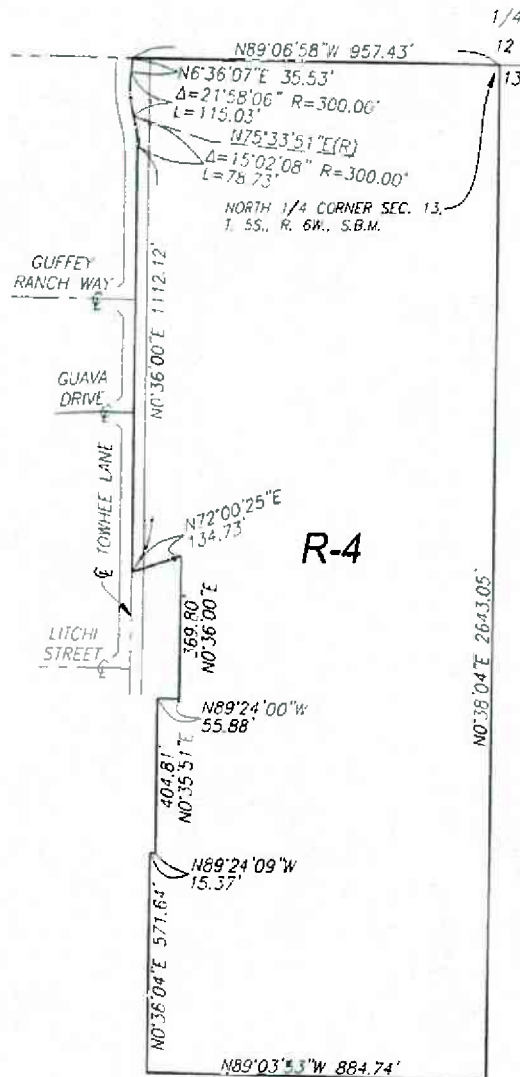
CHANGE OF ZONE CASE NO. 1800010

ADOPTED BY ORDINANCE NO. 348.4935

DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ALBERHILL AREA  
 POR. NW 1/4 SEC. 13, T. 5S., R. 6W. S.B.M.



SCALE: 1" = 200'

R-4 GENERAL RESIDENTIAL

MAP NO. 2.2447  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE 348

CHANGE OF ZONE CASE NO. 1800010

ADOPTED BY ORDINANCE NO. 348.4935

DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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11 STATE OF CALIFORNIA       )  
12 COUNTY OF RIVERSIDE       )       ss  
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14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
15 held on August 4, 2020, the foregoing ordinance consisting of 2 Sections was adopted by  
16 the following vote:

17       AYES:               Jeffries, Spiegel, Washington, Perez and Hewitt

18       NAYS:              None

19       ABSENT:           None  
20  
21

22       DATE:            August 4, 2020

23                           KECIA R. HARPER  
                             Clerk of the Board

24       BY:

  
Deputy

25                           SEAL  
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27  
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Item 21.1



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 6, 2020**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 No New Environmental Document Required – EIR551 –** Applicant: Riverside Mittland 03, LLC/Dave Bartlett – Engineer/Representative: Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan; Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 11.5 Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646** proposes a Schedule "A" map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

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

**APPROVE** Specific Plan No. 312 Substantial Conformance No. 3; and,

**TENTATIVELY** Approve Change of Zone No. 1900032; and,

**TENTATIVELY** Approve Tentative Tract Map No. 37646, subject to the conditions of approval as modified at hearing.

- 4.2 CHANGE OF ZONE NO. 7544, TENTATIVE PARCEL MAP NO. 36031, and TENTATIVE TRACT MAP NO. 36030 – Intent to Certify an Environmental Impact Report – EIR500 –** Applicant: Lansing Industries Inc. – Michael Cole – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan; Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of Nuevo Road, easterly of Sky Drive, and westerly of Passage Road – 242 Gross Acres – Zoning: Residential Agricultural (R-A) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 10 Acre Minimum (R-A-10) – **REQUEST: Change of Zone No. 7544** is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 sq. ft. minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5). **Tentative Parcel Map No. 36031** is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030** is a proposal for a Schedule "A" subdivision of 242 acres into 314 single-family residential lots on 166 acres, construction of one (1) aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5 acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. Project Planner: Deborah Bradford at (955) 951-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

**TENTATIVELY** Certify Environmental Impact Report No. 500; and,

**TENTATIVELY** Approve Change of Zone No. 7544; and,

**TENTATIVELY** Approve Tentative Tract Map No. 36030; and,

**TENTATIVELY** Approve Tentative Parcel Map No. 36031, subject to the conditions of approval.

**AUG 04 2020**





## PLANNING COMMISSION HEARING REPORT OF ACTIONS MAY 6, 2020

- 4.3 CHANGE OF ZONE NO.1800015 and TENTATIVE TRACT MAP NO. 37531 – Intent to Adopt a Mitigated Negative Declaration – CEQ180056 – Applicant: Century 21 Preferred/Phil Williams – Representative: KWC Engineers/Victor Elia – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Cottrell Boulevard, southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Road – 7.05 Gross Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Change of Zone No. 1800015 (CZ1800015) is a request to change the zoning classification from General Commercial (C-1/C-P), to Mixed Use (M-U). Tentative Tract Map No. 37531 (TTM37531) proposes a Schedule “B” subdivision of one (1) 7.05 acre parcel into two (2) parcels. Parcel one proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units, and 135 parking spaces, which includes 92 covered garage spaces (2 spaces/condominium) and 43 on-street (private street) parking spaces. A recreational center, community garden, pool, tot lot, and open turf playground are proposed as amenities to the residential development. Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed under a separate application, at a later time with a commercial development. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- The Planning Commission Recommend the Following Actions to the Board of Supervisors:
- ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180056; and,  
**TENTATIVELY** Approve Change of Zone No. 1800015; and,  
**TENTATIVELY** Approve Tentative Tract Map No. 37531, subject to the conditions of approval.
- 4.4 GENERAL PLAN AMENDMENT NO. 190002, CHANGE OF ZONE NO. 1800023, and TENTATIVE PARCEL MAP NO. 37667 – Intent to Consider an Addendum to a Mitigated Negative Declaration (MND) – EA39682 – Applicant: Sirah Vineyard Development Corp./Gregg Linhoff – Engineer/Representative: Masson and Associates/Rob D’Amaro – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Rancho California Road, southerly of La Serena Way, easterly of Butterfield Stage Road, and westerly of La Serena Way – 290 Gross Acres – Zoning: Citrus/Vineyard – 5 Acre Minimum (CV-5) – REQUEST: The General Plan Amendment No. 190002 (Technical Amendment) is a proposal to modify the Circulation Element to change the current General Plan road designation of La Serena Way from a Secondary Highway to a Collector. The Change of Zone No. 1800023 is a proposal to change the site’s zoning classification from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W). This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District. Tentative Parcel Map No. 37667 is a proposal for a Schedule “I” subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule “I” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel by parcel basis and be consistent with the Wine Country and Winery permitted land uses. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- ADOPTED** Planning Commission Resolution No. 2020-003; and,  
The Planning Commission Recommend the Following Actions to the Board of Supervisors:
- CONSIDER** an Addendum to Mitigated negative Declaration for Environmental Assessment No. 39682; and,  
**TENTATIVELY** Approve General Plan Amendment No. 190002; and  
**TENTATIVELY** Approve Change of Zone No. 1800023; and  
**APPROVED** Tentative Parcel Map No. 37667, subject to the conditions of approval as modified at hearing
- 4.5 TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – No New Environmental Document Required – EIR524 – Applicant: Global Investment Group, LLC – Engineering/Representative: Farris Haddad – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Located: Northerly of Wicked Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – REQUEST: Tentative Tract Map Minor Change is a proposal to modify two (2) existing Transportation Department conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule “A” subdivision of 170.8 gross acres into 511 residential lots, which will range on average**
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- FOUND** that No New Environmental Document is Required; and,  
**APPROVED** Tentative Tract Map No. 36785 Minor Change No. 1, subject to the conditions of approval.





## PLANNING COMMISSION HEARING REPORT OF ACTIONS MAY 6, 2020

from 5,000 sq. ft. to 7,000 sq. ft. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 4.6 **GENERAL PLAN AMENDMENT NO. 1194 (GPA01194) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities) – Applicant: Schober Family Trust – Representative: Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) – Location: Easterly of Interstate 15 and Rainbow Canyon Road and just southerly of the City of Temecula – Zoning: Manufacturing – Service Commercial (M-SC) – Rural Residential (R-R) – 30.1 Acres – **REQUEST:** The **General Plan Amendment** is a proposal to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R-RM) to Community Development: Light Industrial (CD-LI) as a Technical General Plan Amendment. Project Planner: Russell Brady at (955) 951-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

- 4.7 **CHANGE OF ZONE NO. 2000003 – No New Environmental Document Required** – EIR380 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Zoning: Specific Plan (SP293) – Location: Southerly of Olive Avenue, westerly of Rice Road, and northerly of Salt Creek for Planning Area 30 and northerly of Domenigoni Parkway, easterly of Frontier Loop Road, westerly of Beeler Road, and southerly of Salt Creek for Planning Area 35 – 45.9 Acres – **REQUEST:** **Change of Zone No. 2000003** is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

- 4.8 **CHANGE OF ZONE NO. 1800010, TENTATIVE TRACT MAP NO. 37155, and PLOT PLAN NO. 190004 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180037 – Applicant/Owner: Wayne and Nancy Kiley – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – General Plan: Medium Density Residential (MDR) – Rural Residential (RR) – Conservation Habitat (OS-CH) – Location: Southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail – 53.7 Acres – **REQUEST:** Plot Plan No. 190004 is for a Planned Residential Development. Change of Zone No. 1800010 will change the project site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 37155 is for a Schedule "A" subdivision of 53.7 acres into 79 single family residential lots, seven (7) non-residential lots including two (2) detention basins, a 3.95 acre park area, and a 6,657 sq. ft. passive park. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

- 4.9 **CONSIDER an AMENDMENT to ORDINANCE NO. 348 ASSOCIATED with CHANGE OF ZONE NO. 2000002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** The amendment to Ordinance No. 348 associated with Change of Zone No. 2000002 is an amendment to the Riverside County

### **Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2020-004; and,

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

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

**TENTATIVELY** Approve General Plan Amendment No. 1194.

### **Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

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

**TENTATIVELY** Change of Zone No. 2000003.

### **Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180037; and,

**TENTATIVELY** Approve Change of Zone No. 1800010; and,

**APPROVE** Tentative Tract Map No. 37155; and,

**APPROVED** Plot Plan No. 190004, subject to the conditions of approval.

### **Planning Commission Action:**

Public Comments: Open  
By a vote of 5-0

**CONTINUE** to May 20, 2020.



## PLANNING COMMISSION HEARING REPORT OF ACTIONS MAY 6, 2020

Land Use Ordinance proposing the following: updating regulations, development and occupancy standards, among others, related to accessory dwelling units, junior accessory dwelling units, second units, guest quarters and ranchet units; re-establishing regulations for multiple owner group units for the Eastern Coachella Valley area. The purpose of this ordinance amendment is to update the applicable zoning regulations to be consistent with State law and re-establish and update existing regulation relating to the "Coachella Valley Multiple Owners Mobile home Housing Overlay Zone". Project Planner: Robert Flores at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).

- 4.10 **PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration – CEQ190112 – Applicant: Trammell Crow So. Cal Development Inc. – Engineer/Representative: EPD Solutions – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 20.22 Net Acres – Zoning: Manufacturing – Medium (M-M) – REQUEST: Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **STAFF RECOMMENDS A CONTINUANCE TO MAY 20, 2020.****

**Planning Commission Action:**

Public Comments: Open

By a vote of 5-0

**CONTINUE** to May 20, 2020.

- 4.11 **TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum to Environmental Impact Report No. 255 (EIR255) – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – REQUEST: Tentative Parcel Map No. 37537 proposes a Schedule "E" parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (the Project), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces), two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed

By a vote of 4-1

**CONSIDERED** an Addendum to Environmental Impact Report No. 255; and,

**APPROVED** Tentative Parcel Map No. 37537; and,

**APPROVED** Conditional Use Permit No. 3775, subject to the conditions of approval as modified at hearing.

5.0 **WORKSHOP:**

**NONE**

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

7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4 . 8

Planning Commission Hearing: May 6, 2020

### PROPOSED PROJECT

**Case Number(s):** TTM37155 CZ180010 PPT190004

**Applicant(s):** Kiley Children's Trust

**Select Environ. Type** Mitigated Negative Declaration

**Area Plan:** Temescal Canyon

**Representative(s):** Adkan Engineers

**Zoning Area/District:** Alberhill Area

**Supervisory District:** First District

**Project Planner:** Brett Dawson

  
Charissa Leach, P.E.  
Assistant TLMA Director

**Project APN(s):** 290-150-004

### PROJECT DESCRIPTION AND LOCATION

The project includes the following entitlement request:

**Change of Zone No.1800010** to change the site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision.

**Tentative Tract Map No. 37155**, a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet, with an average lot size through the subdivision of 5,930 square feet. The project also includes seven (7) lots for non-residential use. These 7 lots will be used as parks, water quality basins, slopes and open space areas. The southerly most open space lot (Lot 85) is to be donated to the Regional Conservation Authority. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 3.95 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure).

**Plot Plan 190004** to allow a Planned Residential Development. The proposed one family dwellings are expected to have lots that range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.

The above-mentioned entitlement applications shall be considered the "Project" herein.

The site is located southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail. The site gains access off of Towhee Lane and Kingbird Drive.

### PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:



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

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ180037**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800010** to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4) subject to adoption of the Zoning Ordinance by the Board of Supervisors;

**APPROVE TENTATIVE TRACT MAP NO. 37155**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in this staff report and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 1800010; and

**APPROVE PLOT PLAN NO. 190004** subject to the attached advisory notification document and conditions of approval and based on the findings and conclusions in this staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 1800010.

<b>PROJECT DATA</b>	
<b>Land Use and Zoning:</b>	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development, Rural and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential, Rural Residential and Conservation Habitat
Proposed General Plan Land Use Designation:	Medium Density Residential, Rural Residential and Conservation Habitat
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential
East:	Conservation Habitat
South:	Conservation Habitat
West:	Very Low Density Residential and Conservation
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Specific Plan

East:	Natural Assets
South:	Rural Residential
West:	Specific Plan
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Residential
South:	Vacant
East:	Vacant
West:	Single Family Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	53.7	6,000 square feet
Existing Building Area (SQFT):	0	2,400 to 4,400 square feet per lot proposed
Building Height (FT):	40'	40'
Proposed Minimum Lot Size:	4,050	3,500
Total Proposed Number of Lots:	79 SFR <u>7 Non-residential</u> 86 Total Lots	
Map Schedule:	A	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	N/A	2 Spaces/Dwelling Unit	158	158
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B



WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

## PROJECT LOCATION MAP



Figure 1: Project Location Map  
Project Site highlighted in blue

## PROJECT BACKGROUND AND ANALYSIS

### Background:

#### Site Characteristics

The site currently consists of varied terrain ranging from the smooth, low-gradient alluvial fan areas to steep and very bushy slopes that continue rising off-site to the south into the greater Santa Ana Mountains within the Cleveland National Forest. The property is currently undeveloped, mostly covered with shrubs and trees with some dirt roads constructed by removing vegetation. The properties to the south, east, and west are undeveloped. North of the site is Kingbird Drive; farther north are residential homes and new pads for future homes.

The project was submitted to the County on April 11, 2018.

#### General Plan

The project site has a General Plan Land Use Designation of Medium Density Residential (MDR), Rural Residential, and Conservation Habitat (OS-CH).

The area proposed for development conforms with the MDR designated portion of the project site. The MDR provides for the development of one family dwellings and suburban subdivisions.

Portions of the project site contain natural slopes, with a significant portion of the land having a designation of Open Space Conservation Habitat (OS-CH). The proposed project is consistent with the OS-CH designation as lot 85 (1,327,510 acres) is intended to preserve the hillside area of the project site that is within the OS-CH land use designation. Therefore the project as proposed is consistent with the OS-CH designation.

A portion of the site is located within the Rural Residential (RR) land use designation. The proposed project is consistent with the Rural Residential (RR) designation as this designation allows limited recreational uses, compatible resource development and associated uses. The portion of the project site with the RR designation is being used for a passive park, bio retention basin, and street C. There are no one family dwellings proposed on this area.

#### Change of Zone

Riverside County Ordinance No. 348 Section 20.2 provides the requirements for a change of zone. The proposed change of zone from Rural Residential (R-R) to Planned Residential (R-4) would be consistent with the Riverside County General Plan as outlined in further detail in the findings section of this report.

The R-4 Zone requires that before any structure is erected or use established in the R-4 Zone, there shall be a subdivision map recorded and a development plan approved. A development plan "Conceptual Design Manual for The Highlands at Sycamore Creek LLC. By Adkan Engineers" has been provided with this project submittal and evaluated under PPT190004.

The proposal is to change the zone to Planned Residential (R-4) Zone. This zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with the map and significant open space is included in the Project. The 'design manual' contains the location of all pedestrian walks, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development. Normally floor plans and elevations are not required for Tentative Tract Maps; however the R-4 zone requires the Design Manual include typical floor plans and elevations. The manual is attached to this staff report package.

### **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgment of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

### **FINDINGS AND CONCLUSIONS**

In order for the County to approve the proposed project, the following findings are required to be made:

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Medium Density Residential (CD: MDR), Rural Residential (RUR: RR), and Conservation Habitat (OS-CH).
  - The Medium Density Residential land use designation provides for the development of one family dwellings and suburban subdivisions. Limited agriculture and animal keeping uses, such as horses are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 18.64 acres into 79 one family dwelling parcels, with two park parcels, resulting in a density of approximately 4.3 dwelling units per acre, which is within the MDR designated portions of the site. The lots proposed by the Tentative Map range from 4,050 square feet to 10,300 square feet with an average lot size of 5,930 square feet.

There are several land use policies that the project complies with:

***LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.***

The project is a Tract Map for the proposal of 79 single family lots with 7 non-residential, open space lots. Therefore, the project is consistent with this policy.

***LU 28.5 Integrate a contiguous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.***

The Tract Map contains parking for the passive park off Towhee lane that is accessible to the public. The open space area is accessible from this parking lot. The project will offer trails that pass through the passive park, connecting to the adjacent communities. The park will include a variety of uses including active and passive outdoor activity areas. The amenities within the passive park may include: picnic areas, shaded areas, tot lot, open space, walking trails and benches. Therefore, the project is consistent with this policy.

***LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.***

The tract map has been designed to utilize the hillside preserve the open space and provides easy pedestrian access to the surrounding areas, and parks.

The project site is surrounded to the north and west with similar single family residential development. The proposed Project is consistent with the development pattern of the surrounding area since the surrounding single family residences were approved with separate entitlements, and the adjacent area is comprised mostly with single family residential units, open space areas and vacant lots for residential purposes. Therefore, the proposed project will not result in a

substantial alteration to the present or planned land use in the area due to similar land uses in the surrounding area.

The Rural: Rural Residential designation allows limited recreational uses, compatible resource development and associated uses. Neighborhood serving small-scale commercial uses that are compatible with the surrounding uses are allowed. It is important to note that the land area with the Rural Residential designation is being used for a passive park, bio retention basin, and street C. There are no single family residences proposed on this area. The passive park, blending with the open space area to the south, will comply with Land Use policy 21.3:

***LU 21.3 Ensure that the development does not adversely impact the open space and rural character of the surrounding area.***

The Open Space Conservation Habitat Designation occurs on the south end of the property, where this area of the property will remain undeveloped within its natural state. The Open Space Conservation Habitat designation applies to public and private lands conserved and managed in accordance with adopted MSHCPs and related Riverside County policies.

***LU 21.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.***

The density range of Medium Density Residential is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 18.64 acres into 79 one family dwelling parcels, with two park parcels, resulting in a density of approximately 4.3 dwelling units per acre, which is within the MDR designated portions of the site. The lot sizes proposed range from 4,050 square feet to 10,300 square feet with an average lot size of approximately 5,930 square feet.

Because of the large portion of the property being dedicated to open space, and additional space being utilized for a public park, and retention basin, it can be determined that the clustering of the lots on the north side of the property would permit a higher density with smaller lots, than typically permitted within the MDR designation.

***LU25.2 Provide for a balanced distribution of recreational amenities.***

The proposed project provides a passive park on land directly north of the OS-CH designated land. The passive park provides parking off of Towhee Lane, to provide public access. The open space conservation area to the south can be accessed from this parking area, whereby land use policies 25.2 and 25.3 are complied with.

***LU25.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.***

The proposed project provides a passive park on land directly north of the OS-CH designated land. The passive park provides parking off of Towhee Lane, to provide public access. The open space conservation area to the south can be accessed from this parking area, whereby land use policies 25.2 and 25.3 are complied with.

2. The project site is located within the Temescal Canyon Area Plan (TCAP) and the Western Riverside County Multiple Species Habitat Conservation Plan, and located just within the extreme southeasterly boundary of the Criteria Cells 3545 and 3546 within Cell Group H, Subunit 3. Therefore applicable measures identified in MSHCP Section 6.1.4 "Urban/Wildlands Interface Construction Guidelines" and Best management Practices in Appendix C of the MSHCP will be followed. For project effects to Criteria Cells 3545 and 3546, the project will dedicate approximately 28 acres of the southerly portion of APN:290-150-004 for conservation under MSHCP per HANS/PAR 582/Intake 648.

***TCAP 19.1 Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections General Plan Multipurpose Open Space Element.***

The project area contains California oak trees that are subject to the Riverside County Oak Tree management Guidelines. An oak tree assessment has been conducted to address the potential impacts to these trees. It is estimated that the project will affect approximately 25 California live oak trees within the footprint, the majority which will be preserved within the Park. An oak tree mitigation and monitoring plan will be developed to mitigate the impacts through one of the following:

- i. On site replacement of California live oak trees at a 10:1 replacement ratio.
- ii. li Off site purchase of oak tree restoration credits from an approved mitigation bank or habitat conservation organization.
- iii. lii A combination of on-site and off-site oak tree replacement/restoration.

#### **Entitlement Findings:**

#### **Change of Zone**

Change of Zone No. 1800010 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4) and is subject to the following findings:

3. The requested change of zone does not involve a change in or conflict with:
  - a. The Riverside County Vision because the Planned Residential (R-4) zone will allow for Planned Residential developments. One family dwellings are a permitted use. Before any structure us erected in the R-4 Zone, there shall be a subdivision map recorded and a development plan as set forth in Section 8.95 of this ordinance. A development plan has been included with this project proposal.
  - b. Any General Planning Principle set forth in General Plan Appendix B, because the purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is an infill area adjacent to existing residential areas and would stimulate the growth of the area (Appendix B, VII C.4).



Principle I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community."

Principle 1.D.2 states, "We recommend a program of innovative planning combined with effective incentives for those housing types and community forms which are most efficient in land consumption and extension of infrastructure and are adaptive to transit. We further recommend incentives to promote the conversion of existing legal parcels that are currently configured in inefficient lotting patterns to more efficient configurations, through such mechanisms as density transfer and clustering."

Therefore, the project is consistent with General Planning Principles through the recognition of a maturing community and a response to encourage managed growth in appropriate locations. Because of the conservation of the property at the south and the overall existing landscape of the property, the residential area has been designed to be located at the northern half of the property, with conservation and a public park along the southern half. The public park provides access to the open space area for hiking etc. This overall design represents how the project complies with the general plan principles.

This is a sampling of the Principles that the proposed General Plan Amendment and Change of Zone is consistent with and not an exhaustive list of all consistent Principles. There are no principles that the Change of Zone conflicts with. Therefore the proposed Project would not conflict with the Riverside County General Planning principles set forth in General Plan Appendix B.

4. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change of zone would maintain the primarily residential atmosphere of the community that exists in the area, while preserving the open space areas, thus creating a compatible land use pattern that assists in protecting the health and safety, which is the foundational purpose of the General Plan.
5. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the Mitigated Negative Declaration prepared for the project determined that with adherence to the existing regulations and implementation of mitigation measures, will ensure that substantial damage to the environment of the injury to any fish, wildlife, or habitat will not occur due to approval of the Change of Zone.
6. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of residential uses and open space. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses and zoning, which generally consist of single family residential and open space.

Change of Zone No. 1800010 is a proposal to change the Project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4). As provided in Ordinance No. 348, the Planned Residential (R-4) Zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with the map and significant open space is included in the Project.

The 'design manual' contains the location of all pedestrian walks, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development. Normally floor plans and elevations are not required for Tentative Tract Maps; however the R-4 zone requires the Design Manual include typical floor plans and elevations. The manual is attached to this staff report package. The change of zone is consistent with this zoning classification in that development proposed is for 79 single family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet with an average lot size of 5,930 square feet. The project also includes seven lots for non residential use.

### **Tentative Tract Map**

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map, pursuant to the provisions of the Riverside County Ordinance No. 460:

Tentative Tract Map No. 37155 is a Schedule A subdivision to subdivide 53.7 acres into 79 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed subdivision and design and improvements are consistent with the General Plan, area plans and with all applicable requirements of state law and the ordinances of Riverside County for the following reasons; First General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 provides that communities should range in location and type from urban to suburban to rural. The proposed parcel map is a Schedule A map to divide 53.7 gross acres into 79 residential lots with 7 open spaces lots to be used for park, drainage and conservation. The proposed project is consistent with the MDR designation as it would subdivide approximately 18.64 acres into 79 single family parcels, with two park parcels, resulting in a density of approximately 4.3 dwelling units per acre, which is within the MDR designated portions of the site. Plan density range for Medium Density Residential is 2 to 5 dwelling units per acre.
2. The site of the proposed land division is physically suitable for the type of development, because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding uses. Access to the site will be provided through Kingbird Drive and Towhee Lane.
3. The site of the proposed land division is physically suitable for the proposed density of the development, because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding uses. The northern portion of the property is being designated open space land to be donated to the Regional Conservation Authority. The

overall design of the development is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state.

4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the initial study and Mitigated Negative Declaration for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards and Noise.
6. As indicated in the project conditions of approval and advisory notification document, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" map.

The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 required all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

- a. Streets. Streets and sidewalks are proposed as shown on the Tentative Map are short local circulatory interior streets. The existing roadways providing access to the project are already designed or conditioned in accordance with the County of Riverside guidelines and will provide adequate Fire Department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside Guidelines. The streets are 40 feet wide, with 5 foot wide sidewalks, complying with the required standard of Ordinance No. 460.
- b. Domestic Water. Domestic water service will be supplied by the Temescal Valley Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
- c. Fire Protection. The project will provide for fire hydrants with adequate spacing per CFC Appendix B and Table B1051 per conditions of approval. (COA 080- Fire-Water)
- d. Sewage Disposal. Sewer service will be supplied by the Temescal Valley Water District.
- e. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, and cable television service with the lines placed underground.

7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because within the tentative tract map there are no existing easements and dedications for access. Access to the site will be provided through Kingbird Drive and Towhee Lane.
8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's proposed Zoning Classification of Planned Residential (R-4) is 3,500 square feet, and the minimum lot size of the tentative map is 4,050.

*Schedule "A" Tract Map Findings:*

Based upon review by staff, the proposed Tentative Tract Map is consistent with the minimum improvements as outlines in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 based on the following:

Collector Streets – 44 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard 102.

- a. Streets and Street Improvements - The project will provide improvements on Guffey Ranch way, Towhee Lane, and Streets A, B, C . The street standards are consistent with the requirements of SP No. 246. Project conditions of approval require that all street improvements, improvement plans and/or road dedications shall be in accordance with Ordinance No. 460, and Riverside County Road Improvement Standards (Ordinance No. 461). These conditions of approval and the requirements of Ordinance No. 460 as it pertains to streets and street improvements, will be met.
- b. Domestic Water – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Western Municipal Water District (WMWD). With this condition of approval and the provisions of Ordinance No. 460, Section 10.5.B, this requirement will be met.
- c. Fire Protection Facilities – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Fire Department water system(s) for the project will be provided in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.
- d. Sewage Disposal – Sewer lines will be designed per the requirements of the WMWD. Adequate facilities and sewer lines will be conditioned to be approved by WMWD prior to the issuance of grading permits. With these conditions of

approval and the requirements of applicable Riverside County Ordinances, this standard will be met.

- e. Fences, Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. No canal, drain, expressway, or other feature deemed hazardous will be incorporated in the proposed project. Therefore, these findings are not applicable to the project at hand.

### **Plot Plan Findings:**

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County as detailed previously in the land use findings and change of zone findings. The Medium Density Residential land use designation provides for the development of conventional one family dwellings and suburban subdivisions. The Rural: Rural Residential designation allows limited recreational uses, compatible resource development and associated uses. It is of note that the land area with the Rural Residential designation is being used for a passive park, bio retention basin, and street C. There are no one family dwellings proposed on these areas with the Rural Residential designation. The proposed project is consistent with the OS-CH designation as lot 85 would primarily remain untouched to preserve the hillside area of the project site that is within the OS-CH. Therefore the project as proposed is consistent with the OS-CH designation. The Planned Residential (R-4) zone will allow for Planned Residential developments. One family dwellings are a permitted use. Before any structure is erected in the R-4 Zone, there shall be a subdivision map recorded and a development plan as set forth in Section 8.95 of this ordinance. A development plan has been included with this project proposal. Therefore this project as proposed is consistent with the R-4 Zoning designation.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, as evaluated and detailed in the project's mitigated negative Declaration. The design of the project, the design guidelines, advisory notification document, and conditions of approval with incorporated mitigation reduce all impacts to less than significant. In particular, related to local aesthetics, noise, recreation, hazards, hydrology, emergency access, traffic, and other impacts related to safety were determined to be less than significant; and impacts to air quality, biological resources, and other impacts related to general welfare were determined to be less than significant with incorporation of mitigation measures. Mitigation measures were incorporated as conditions of approval incorporated for the Plot Plan will further ensure that the public health, safety and general welfare were protected.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, since the site is located adjacent to similar residential tracts of a similar nature and open space to the south. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses and zoning, which generally consist of single family residential and open space.



4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The development plan for the proposed uses have been reviewed by the appropriate Departments for the compatibility with the need for dedication, the location, and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has been reviewed for topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project. The project circulation provides ample parking, drive aisles, and adequate drainage. With the implementation of the proposed project, all of the intersections studies within the environmental assessment are forecast to operate at a satisfactory level of service.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The Tract map is required to be completed and a final map recorded before any structures can be constructed.
6. The R-4 zone shall not be applied to any area containing less than 9 acres. The proposed project consists of approximately 53.7 acres, whereby complying with this requirement.

**Development Standards Findings:**

7. R-4 Land Use Regulations:

- A. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. The average area for each dwelling unit, including recreation and service areas is 9,958 square feet, complying with this regulation.
- B. The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. The lot sizes proposed range from 4,050 square feet to 10,300 square feet with an average residential lot size of approximately 5,930 square feet. All of the lots have greater than the minimum width of 40 feet and depth of 80 feet, whereby the project complies with this regulation.
- C. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant Section 18.27 of this ordinance. The design guidelines state that all residences can only have a maximum height of 40 feet, with accessory structures at 50 feet maximum, whereby the project would comply with this requirement.
- D. Minimum Yard Requirements.

- a. The front yard shall be not less than twenty feet, measures from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure. The design is such that all residences have a minimum 20 foot yard per the design guidelines.
- b. Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten feet from the existing right of way from any future right of way as shown on any specific plan of highways, whichever is nearer the proposed structure. Per the design guidelines, side yards are not less than five feet whereby fulfilling this requirement.
- c. The rear yard shall be not less than ten feet. Per the design guidelines, rear yards are not less than ten feet whereby fulfilling this requirement.
- d. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in section 18.19 of Ordinance No 348. Per the design guidelines, no structural encroachments are permitted in the front, side or rear yard, whereby fulfilling this requirement.
- e. Off street parking shall has been provided as set forth in section 19.12 of Ordinance o. 3548.
- f. Individual sewage systems shall not be permitted on lots containing and area of less than one half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable. The project is proposed to connect to the sewer, whereby complying with this requirement.
- g. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. The design guidelines display that the recreation areas are adequate to meet the needs of the anticipated population, and readily accessible to the residents of the population.
- h. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. Adequate and permanent access is provided to each family dwelling, whereby complying with this requirement.

### **Other Findings**

8. The proposed project is located within the Temescal Canyon Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, and is located just within the extreme southeasterly boundary of the Criteria Cells 3545 and 3546 within Cell Group H, Subunit 3. Therefore, mitigation measures Bio-1 through Bio-17 will be implemented to reduce project impacts to less than significant. For project effects to Criteria Cells 3545 and 3546, the project will dedicate approximately 28 acres of the southerly portion of APN 290-150-004 for conservation under the MSHCP per HANS/PAR 582/Intake 648 in order to ensure consistency with the MSHCP.

9. The project site is located within the City of Corona Sphere of Influence. This project was provided to the City of Palm Springs for review and comment. No comments were received either in favor or opposition of the project.
10. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
11. In compliance with Senate Bill 18 (SB18), on May 18, 2018, Riverside County sent a request for a Sacred Lands File search and a consultation list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project area. The NAHC responded on January 22, 2018 with the results of the SLF search. The results of the SLF search indicated that no sacred sites were documented within the one-mile search area. Riverside County Scoping Letters were sent to 14 tribes to inform them of the project and to inquire as to known Tribal Cultural Resources in the area. To the date of LSA's Cultural Resources assessment, the Agua Caliente Band of Mission Indians and the Pala Band of Mission Indians both indicated that the project is outside the boundaries of their traditional use areas.  
In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 1, 2018.

By June 1, 2018, four of the tribes initiated consultation, one declined, and the remaining tribes did not respond. The County concluded consultation with all of the participating tribes by January 14, 2019.

The conditions of approval require that prior to any ground disturbing activities a Native American Monitor be on site to facilitate avoidance. If avoidance is not possible, to minimize negative impacts to Tribal Cultural Resources is they are encountered.

12. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
13. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
14. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

#### **Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a moderate hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County

Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.][other]
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance Nos. 787 and 460 by road standards for fire equipment access – Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards.
- d. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, and Title 14.

In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

### **Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from the public.

The site is located within the City of Corona Sphere of Influence. The City was notified of this proposal and no letters of comment have been received.

The applicants met with the Temescal Valley Mac Development Committee on March 27, 2017, April 11, 2018 and February 8, 2019.

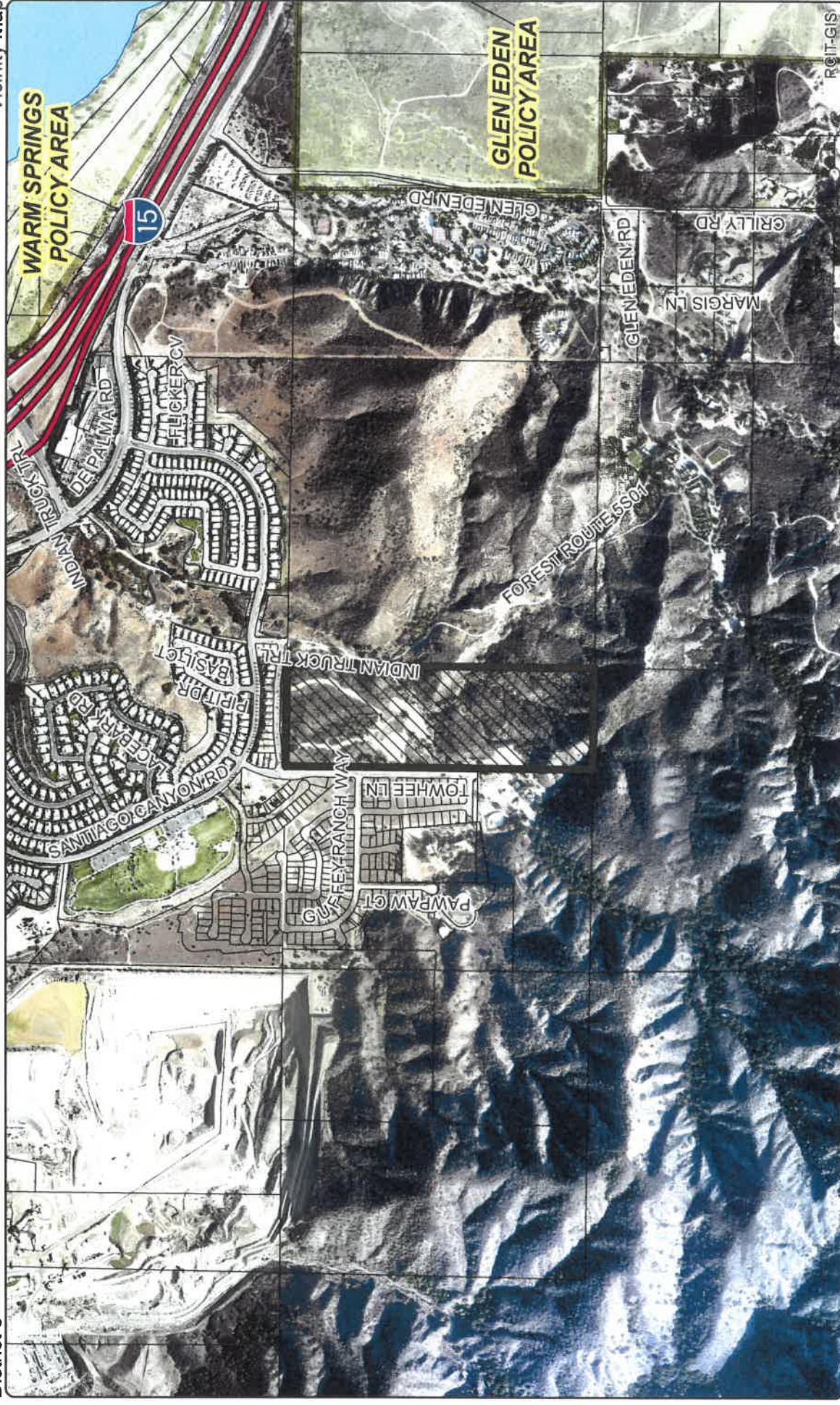
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# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ1800010 TR37155 PPT190004 VICINITY/POLICY AREAS

Supervisor: Jeffries  
 District 3

Date Drawn: 02/26/2020  
 Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. The new General Plan is available at <http://www.riversidecountyplanning.org>. For more information, contact the Planning Department offices in Riverside at (951) 965-5200 (Western County) or in Palm Desert at (760) 963-8277 (Eastern County) or Website <http://www.riversidecountyplanning.org>.



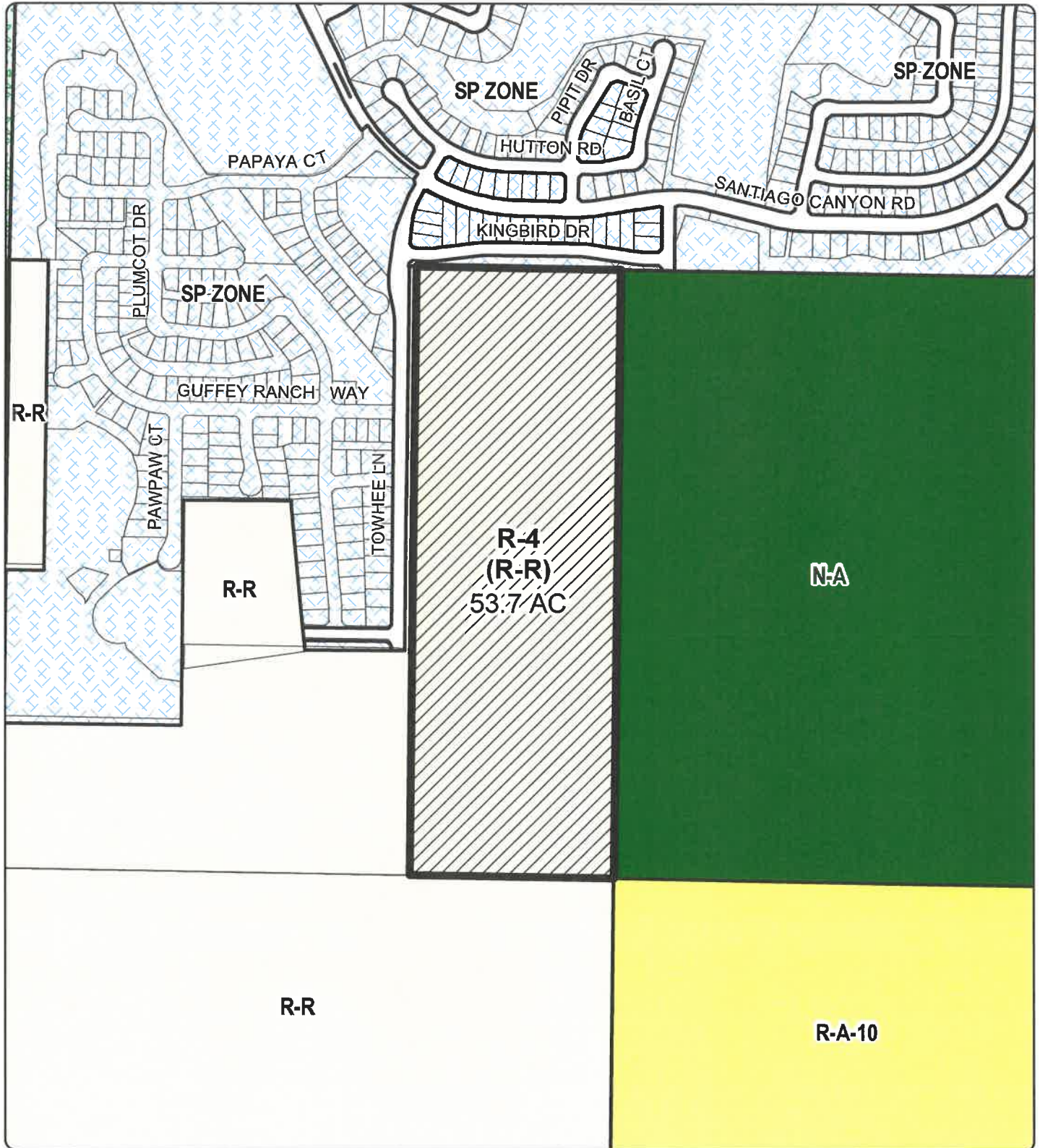
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ1800010 TR37155 PPT190004**

Supervisor: Jeffries  
District 3

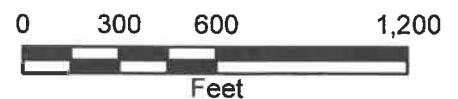
**PROPOSED ZONING**

Date Drawn: 03/09/2020  
Exhibit 3



Zoning Area: Alberhill

Author: Vinnie Nguyen



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ1800010 TR37155 PPT190004**

Supervisor: Jeffries  
District 3

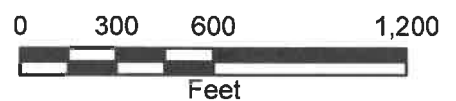
## EXISTING GENERAL PLAN

Date Drawn: 03/09/2020  
Exhibit 5



Zoning Area: Alberhill

Author: Vinnie Nguyen



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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ1800010 TR37155 PPT190004

### LAND USE

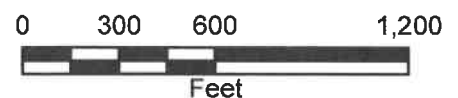
Supervisor: Jeffries  
District 3

Date Drawn: 03/09/2020  
Exhibit 1



Zoning Area: Alberhill

Author: Vinnie Nguyen



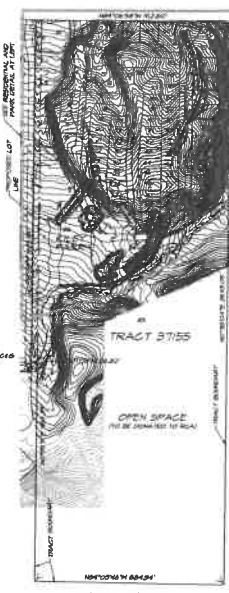
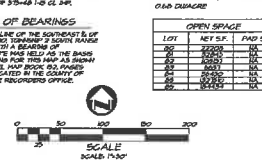
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OWNER	APPLICANT	ENGINEER
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RESIDENTIAL			
TYPE	NO. OF P.	MASS. N.	MASS. N.
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3	7812	1546	
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***Conceptual Design Manual***  
***Tract 37155***

**Prepared For:**

The Highlands at Sycamore Creek, LLC  
4338 Palazzo Lane  
Corona, Ca 92883

**Prepared by:**

Adkan Engineers  
6879 Airport Drive  
Riverside, Ca 92504

***Conceptual Design Manual***  
***Tract 37155***

*April 2019*

**Submitted to:**

**County of Riverside, California**

**March 2019**

**APPLICANT/PROPERTY OWNER(S)**

**The Highlands at Sycamore Creek, LLC**  
4338 Palazzo Lane  
Corona, Ca 92883

**AGENT/ENGINEER**

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6879 Airport Drive  
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### 1. Purpose

The purpose of the *Highlands at Sycamore Creek* Design Manual is to illustrate the overall design concept for Tentative Tract Map (TTM) No. 37155 and outline the design features that will be integrated into the final project design. This manual includes both design standards and design guidelines. Should the final project design vary from either the design standards or guidelines these changes may be considered by the Riverside County Planning Commission. The guidelines herein will lay out practical and aesthetic design concepts as a global approach to be utilized upon development of the *Highlands at Sycamore Creek* project. The main objective is to establish a consistent theme throughout the entire project area, all inclusive of streetscapes, open spaces, parks, architecture, landscaping and signage. *Highlands at Sycamore Creek* Design Manual will establish the overall site theme, architectural styles, walls and fencing as well as the pedestrian connectivity to be used at project buildout. This Design Manual is being processed in conformance with the Riverside County General Plan – Temescal Canyon Area Plan and Sycamore Creek Specific Plan 256, Amendment No. 2.

### 2. Project Location & Description

The *Highlands at Sycamore Creek* project is located south of Santiago Canyon Road and east of Towhee Lane within unincorporated Riverside County (please refer to Figure 1 Vicinity Map). The project site is bounded by Santiago Canyon Road and residential uses to the north, undeveloped land and residential uses to the west, undeveloped land to the south, and undeveloped land to the east (please refer to Figure 2 Project Site Map, Figure 3 Existing Specific Plan Circulation). This project includes a 53.7 gross acre Tract Map subdivision which will result in creating 79 single family residential lots and seven (7) open space lots. The open space lots will be established as parks, water quality basins, CSA/CFD-maintained slopes, and open space areas throughout the subdivision. The southerly most open space lot (lot 85 – approximately 30.5 acres) is to be donated to RCA.

The dwelling units will be a mix of single family detached lots varying in size from 4,000 minimum to 10,000 maximum. There are two drainage basins proposed within the *Highlands at Sycamore Creek* project, one infiltration basin at the northwesterly corner of the project site and one bio-retention basin located at the southerly end of the developed portion of the property. The project includes a 4.2-acre Park, *Kiley Park*, along with a 6,657 square foot passive park. An interconnecting trail system will join the existing secondary trail running through tract 36317, which is consistent with the Sycamore Creek Specific Plan 256, Amendment No. 2.



### **a. Existing Conditions**

The *Highlands at Sycamore Creek* project is located in an area with topography ranging from smooth, low-gradient alluvial fans in the north to steep, bushy slopes that continue rising off-site to the south into the greater Santa Ana Mountains. The property is currently undeveloped and mostly covered with shrubs and trees with some dirt roads constructed by removing vegetation.

The properties to the south and east are undeveloped. North of the site is Kingbird Drive and residential developments. West of the site is a residential development (Tract No. 36317) which is currently under construction.

The site is situated in an area of mixed open space and single-family residential uses of varying density. Surrounding land uses include the following: Conservation Habitat to the east and south; Medium Density Residential, Medium High Density Residential, and Conservation to the north; Very Low Density Residential, Conservation, and Conservation Habitat to the west.

The property ranges in elevation from about one thousand two-hundred eighty feet (1,280') above mean sea level (amsl) in the northeast to approximately one thousand three-hundred eighty feet (1,380') amsl in the central part of the property (please refer to Figure 4 USGS Map). The site is located within the Temecula Valley Hydrologic Study Area. The Temecula Valley Basin has an area of approximately 150 square miles and is drained by the Murrieta Creek which then combines with Temecula Creek in south Temecula to create the Santa Margarita River which flows into the Pacific Ocean through Camp Pendleton Marine Corps Base in northern San Diego County.

The existing Land Use Designation is MDR (Medium Density Residential). This designation will not change. The project is consistent with the existing land use designation of MDR. The project is proposing to change the Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential).

**b. Relationship to Surrounding Properties**

The surrounding properties in the area include Open Space-Conservation Habitat, Medium Density Residential, Very Low Density Residential, and Conservation.

The surrounding General Plan land use designations are as follows:

North: MDR (*Medium Density Residential*)  
South: OS-CH (*Open Space – Conservation Habitat*)  
East: OS-CH (*Open Space – Conservation Habitat*)  
West: VLDR, OS-CH (*Very Low Density Residential, Open Space – Conservation Habitat*)

The surrounding zoning designations are as follows:

North: SP (*Specific Plan No. 256 – Sycamore Creek*)  
South: R-R (*Rural Residential*)  
East: N-A (*Natural Assets*)  
West: SP (*Specific Plan No. 256 – Sycamore Creek*)

Surrounding land uses include:

North: Kingbird Drive, medium density residential uses  
South: Open Space  
East: Indian Truck Trail and Open Space  
West: Very low-density residential uses and open space

**c. Utilities**

The project site is currently undeveloped. The following companies and/or agencies will provide utilities and services to the single-family residential community when it is built and occupied.

TABLE 1 - Utility Providers	
Electricity	Southern California Edison
Natural Gas	Southern California Gas
Water	Temescal Valley Water District
Sewer / WWTP	Temescal Valley Water District
Cable	Time Warner Cable
Solid Waste	Waste Management
Drainage	Riverside County Flood Control & Water Conservation District

**d. Covenants, Conditions and Restrictions (CC&R's)**

Within *Highlands at Sycamore Creek* the majority of the project's open space, park, common areas, side lots and landscaping will be CSA/CFD maintained.

**3. Preliminary Development Plan Overview**

**a. Proposed Project**

The *Highlands at Sycamore Creek* project is intended as a planned residential community which includes a variety of residential lot sizes ranging from ten thousand square feet (10,000 sf) maximum down to four thousand square feet (4,000 sf) minimum. In addition, the development will incorporate an assortment of community amenities and open space areas (including but not limited to parks, trails, and water quality basins).

The *Highlands at Sycamore* proposes seventy-nine (79) single family residential lots and seven (7) open space lots on approximately fifty-three (53) acres, with areas of open space, parks and water basins, which conforms to the General Plan designation of Medium Density Residential (MDR). The *Highlands at Sycamore Creek* Development Plan is for single family lots and open space.

**b. Single Family Residential**

The single family residential (SFR) portion of the project covers approximately nineteen (19) acres. The residential area has been designed to create a safe, attractive pedestrian-friendly community. The design allows for internal and external linkages for pedestrians and automobiles, as well as walkable linkages to the proposed community amenities. *Highlands at Sycamore Creek* was planned to provide a timeless and inviting design that respects the local setting. A couple internal parks and interconnecting trails create useable recreation amenities while in-turn connecting neighborhoods. The project has built in landscape along the internal roadways to transition the existing surrounding land uses to the *Highlands at Sycamore Creek* community. *Highlands at Sycamore Creek* will create diversity, through the design features within their traditional single-family residential lots of sizes varying in size from four thousand square feet (4,000 sf) minimum to ten thousand square feet (10,000 sf) maximum as depicted on TTM No. 37155. (See Figure 5 General Plan Land Use, & Figure 6 Tentative Tract Map) The single-family residential portions of the project will be subject to Riverside County's R-4 development standards and permitted uses. See the table below.

<b>TABLE 2 - Riverside County R-4 Development Standards</b>	
Minimum Lot Size	3,500 sf
Average Lot Size	6,000 sf
Minimum Lot Width	40'
Minimum Lot Depth	80'
Front Setbacks	
Minimum Typical Front Yard	20'
Rear Setbacks	
Minimum Rear	10'
Side Setbacks	
Minimum Lot Side Yard	5'
Minimum Corner Lot Side Yard	10'
Maximum Building Height	
Dwelling Unit Maximum Two Stories	40'
Accessory Structures	50'
<i>R-4 Standards from Riverside County Ordinance No. 348.4802 Section 8.93 Land Use Regulations</i>	

**c. Community Amenities**

In accordance with the *Temescal Canyon Area Plan*, the *Highlands at Sycamore Creek* project will offer trails that pass through *Kiley Park*, connecting to adjacent communities. *Kiley Park* will be approximately 4.2 acres and include a variety of uses including active and passive outdoor activity areas.

In total, the *Highlands at Sycamore Creek* project offers approximately nine (9) acres of open space, recreation and conservation areas that will benefit *Highlands at Sycamore Creek* residents and the surrounding area.

Amenities that shall be, but not limited to, included in *Kiley Park* within *Highlands at Sycamore Creek* are: picnic areas, shaded areas, tot lot, open space, walking trails, and benches. The listed amenities are optional and may change; a minimum of two (2) of these amenities will be included in the park and final design will be determined at the time of development by the project builder with approval by the County of Riverside Planning. (Please refer to Figure 9 Conceptual Neighborhood Park.)

### **d. Community Streets**

Streets within the project are scaled to the residential neighborhoods, provide access to homes and link neighborhoods to one another and the community amenities in short walkable blocks. Streets will be framed by one-story or two-story homes having architecture styles compatible with surrounding neighborhoods. Street widths are designed to encourage slow traffic speeds in keeping with the residential neighborhood context.

### **e. Transition and Connectivity**

Landscaped parkways will be provided to physically and aesthetically connect the existing surrounding residents from the *Highlands at Sycamore Creek* project. These parkways are important design features for the project in order to assure not only conformity to the *Temescal Canyon Area Plan* but also to transition from the surrounding existing land uses.

Landscaped parkways/buffers will be provided along the project boundary roadways (Towhee Lane and Kingbird Drive.) These enhanced areas will provide a landscape buffer to transition from the existing land uses to the *Highlands at Sycamore Creek* community. Along Kingbird Drive the landscape parkway will not only provide a visual buffer but a portion of the area will be used as an infiltration basin and open space with planted slopes. Towhee Lane has the proposed Kiley Park and also includes a water basin along a portion of the street, both Towhee Lane and Kingbird Drive will include paved sidewalk.

### **f. Monument Sign, Walls & Project Theme**

The *Highlands at Sycamore Creek* Monuments features and entry landscaping is designed to reflect the overall theme of the Sycamore Creek Community. The intersection of Kingbird Drive and Street 'A', which will serve as one of the two entry locations into the community, will include monument signage. This will be a block wall with a stone veneer and prefabricated project name sign. The materials, colors, and type of construction are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County. A comprehensive signage plan will be provided for the development prior to buildout. (Please refer to Figure 10 & 11 Wall and Fence Plan.) Wall and fencing materials, design and colors will continue the overall theme of the Sycamore Creek Community. (Please refer to Figure 10 & 11 Wall and Fence Plan.)



### **g. Open Space**

The *Highlands at Sycamore Creek* project has approximately nine (9) acres of open space and recreation areas for residents to utilize. A portion of the open space area (Lot 85- Open Space Lot), which is a required conservation area, will have limited or no residential/public access. There are open space areas within walking distance of all homes within the project boundary, allowing residents to enjoy extensive access to outdoor community areas. These open space areas can be used for passive outdoor activities as well as active recreational options. The residents will have ample opportunity to get out and move, while not relying on automobiles.

### **h. Kiley Park**

Kiley Park will be an approximately 4.2 acre park that will provide active recreation areas, passive open space areas, parking, open space and a bioretention basin (please refer to Figure 9 Conceptual Neighborhood Park). The park will meet the needs for the majority of the project's residents and residents within the local area. There will be a tot lot play area, shaded open space areas for picnics and play, walking trails with benches, exercise stations, parking and water quality facility areas. The park will be easily accessible to all age levels, from young supervised children to seniors who want a place to enjoy the outdoors. The overall design and layout of the park will enable families to spend time together outdoors.

#### **Park Components:**

*Accessory Uses* – There are numerous open space shaded and non-shaded areas located throughout the park and around the Tot Lot Play Area. These open spaces provide picnic areas for families to gather and celebrate while enjoying the outdoors, fresh air and sunshine. Walking trails will consist of decomposed granite to allow visitors to walk throughout the park. The trails within the park will take parkgoers from the southern portion of the park to the northwestern portion of the park connecting to the adjacent Deleo Park and connecting to interior sidewalks to the east. Placed along the trails and landscape there may be park benches to allow people to stop and rest or take in the views in a peaceful quiet setting.

*Miscellaneous* – Landscaping of the park will primarily be large shade trees and numerous native trees. Landscaping along Towhee Lane, the park's

frontage, will primarily be low growing groundcovers to maintain visibility between the parking lot and street for security purposes. Meadow turf areas will be provided for open space play areas. Decomposed granite (DG) will be used for the trail surfaces. Parking will be provided along the western portion of the park area with trails leading from the parking lot to different areas of the park. Water quality facilities will be located as needed to the east of the park to capture and treat storm water.

All amenities and other park equipment proposed above may be modified and/or require final approval by the Parks and Open-Space District.

### **i. Water Quality**

A Water quality management plan (WQMP) for the *Highlands at Sycamore Creek* project was prepared to address project impacts of the site. Downstream facilities were analyzed to ensure that they would be able to handle the projected flows created by the site. On-site infiltration and bioretention basins will collect storm flows, eventually discharging them into the Temescal Wash.

The project proposes a bioretention basin and an infiltration basin which are identified as having medium to high removal efficiency for nutrients and pathogens (bacteria and viruses). The project will also implement structural and operational source control Best Management Practices (BMP)'s. Based on this method of treatment, the proposed project is not expected to cause a significant degradation to water quality within the Santa Ana River Watershed.

Onsite flows to the north and west of the tract will be treated within an infiltration basin located at the northwest corner of the site. Excess flows will discharge to the existing 30" RCP storm drain per Tract 31908. Runoff from the east and south will be treated in a bio-retention basin located at the south end of the tract, and released into the Temescal Wash. Runoff from the southwest, future Kiley Park, will be concentrated in a 3'-wide v-ditch and conveyed to the north, discharging into a proposed catch basin and routed to the existing 30" RCP storm drain on Kingbird Drive. Runoff along the easterly portion of the site will be carried via a 3'-wide v-ditch and discharged into the Temescal Wash. These flows are considered to be self-treating.

The infiltration basin located at the northwestern corner of the site and the bioretention basin located at the south side of the site are designed to store the difference in volume between the proposed and existing condition. Additionally, the basins were routed to outlet a flow rate equal to approximately the existing condition flow rate, effectively simulating the existing unit hydrograph for the 2-year 24-hour storm event. This was done in order to mitigate the Hydrologic Conditions of Concern (HCOC)'s on the property and to reduce anticipated runoff from the site.

### 4. Landscape Design

#### a. Community Landscape, Walls, and Fencing

The *Highlands at Sycamore Creek* landscaping, walls, and fencing are designed to reflect the overall theme of the adjacent Sycamore Creek Specific Plan to maintain consistency with surrounding neighborhoods.

Wall and fence heights will be limited to a maximum of six (6) feet, measured from the high side grade. Decorative pilasters and posts may extend up to an additional fourteen (14) inches above the maximum wall heights. Materials, colors, and type of construction for the project, view walls and accent walls or fences are subject to variation. Where view opportunities prevail, or as needed for public safety, tubular steel fencing may be used. These areas may be adjoining the buffers or opens space areas within the development.

While in some areas of the community, homes will have one or more community walls or view fences, the majority of the development will be separated by slump block walls (neighborhood walls) at the interior rear and side yards. Neighborhood walls or yard fencing within the residential areas of the project will be placed along the property lines in order to separate the residential lots. The wall and fence plan proposed indicates where the *Highlands at Sycamore Creek* anticipates locating the various walls and fences within the project. (Please refer to Figure 10 & 11 Wall and Fence Plan.)

#### General Guidelines

- No fence should exceed six (6) feet in height
- All walls and fences should end in a pilaster or post. The design of the pilaster should reflect the shape of the supports used in the fencing

- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve (12) inches in height
- Side yard gates are required on one side of the front yard and shall be constructed of tubular steel or wood. Side and rear yard fencing shall be masonry, slump stone, vinyl or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted.
- All construction must be of good quality and sufficient durability.
- Applicants shall provide specifications which shall be approved by the Riverside County Planning Department.
- All wall and fence plans with the addition of materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

**b. Front Yard Landscaping**

Within *Highlands at Sycamore Creek* front yard landscaping is required for all houses to be approved by the County of Riverside Planning Department and will be provided by the builder. The front yard landscaping should be provided by the builder within one (1) month of closing. The County of Riverside Planning Department may consent to time extensions to allow for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by the developer shall be subject to the review and approval of the Riverside County Planning Department and shall comply with the Riverside County California Friendly Plant List with drip irrigation per Riverside County regulations.

**c. Private Open Space**

Private Open Space is an area of land within each residential lot that is available for private use. The private open space is typically the yard area that is available for private recreation. Every residence shall have adequate private outdoor open space that can be utilized for passive outdoor activities, gardening, barbequing, private parties, reading, eating, area for children and somewhere for pets to have outdoor play time.

### **d. Open Space**

The *Highlands at Sycamore Creek* project has approximately four and a half (4.5) acres of open space, recreation area for residents to utilize. The open space areas that are required conservation areas will have limited or no residential/public access. There is open space within walking distance of all the homes within the project, allowing residents to enjoy an extensive outdoor community area. These open space areas will be landscaped per the County regulations. Within *Highlands at Sycamore Creek* the majority of the project's open space, parks, common areas and landscaping will be maintained by a CFD (Please refer to Figure 10 & 11 Wall and Fence Plan, and Figure 12 & 13 Landscape Plan.)

### **e. Parks**

*Highlands at Sycamore Creek* will provide two parks, Kiley Park and a passive park, both of which will be located for ease of access to the project's residents. The passive park will be located adjacent to community streets for visibility and safety as well as proximity to the community and surrounding neighborhoods. Amenities to be included in passive park are optional, and will be determined at the time of development by the project builder. This park could include; picnic areas, shelters, tot lots, outdoor exercise equipment, and benches. Kiley Park will be an approximately four (4.2) acre Park that will provide active recreation areas, passive open space areas, parking, and water quality basin (please refer to Figure 9 Conceptual Neighborhood Park Plan). Landscaping of the park will primarily be trees, existing and new, with turf being used in open space areas. Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, the landscaping will be watered using drip irrigation or other water saving devices. Amenities to be included in Kiley Park are optional, and will be determined at the time of development by the project builder. This park could include; picnic areas, shelters, tot lots, outdoor exercise equipment, and benches. Landscaping will be mostly irrigated per County.

### **f. Water Quality Basins / Water Quality Facilities**

The *Highlands at Sycamore Creek* landscaping of the water quality basins will be minimal and will be irrigated with potable water using drip irrigation. The slopes of the water quality basins and the majority of the water quality basin itself will be planted. The slopes of open space conservation areas adjacent to some of the water quality basins/water quality facilities will be sprayed with

a seed mixture for slope stability, water permeability and landscape purposes. The conservation areas will have limited or no residential/public access and are not proposed to be landscaped. Within *Highlands at Sycamore Creek* the majority of the project's open space, parks, common areas and landscaping will be maintained by a CFD. (Please refer to Figure 10 & 11 Wall and Fence Plan, Figure 12 & 13 Landscape Plan).

### 5. Architectural Guidelines

The *Highlands at Sycamore Creek* architectural design guidelines have been developed to ensure architectural continuity and compatibility throughout the project and to avoid a monotonous replication of similar architectural elements. These guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. These guidelines are more of a "palette" of character defining elements that may be used in the home and community designs.

In terms of architectural expression of *Highlands at Sycamore Creek*, design elements will be borrowed from the Monterey, Craftsman, American Farmhouse, French Country, and Traditional design themes. These examples are only conceptual in nature and do not necessarily depict the actual final design. The actual detailed architectural design elements and details will be decided at the time of buildout by the developer with approval by the County of Riverside Planning Department.

The proposed designs and concepts should be incorporated to provide an assortment of housing styles within the *Highlands at Sycamore Creek* community.

#### a. General Guidelines

The following general guidelines should be considered in the architectural design and overall layout of the *Highlands at Sycamore Creek* project:

- A common set of design styles and elements should be included and used throughout the *Highlands at Sycamore Creek* project
- A variety of floor plans are to be provided for the project. Where like floorplans are adjacent to (or directly across from) one another, the front elevations are to differ to provide visual interest and to avoid repetition along the street. This should be done on rear elevations where visible from street.



- Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features should occur on those facades of the residence that are visible from the street or open space areas.
- Front entry façade projections, setbacks to the garage and garage orientation shall occur to provide the appearance of setback variation along the neighborhood streets.
- The colors and materials on adjacent residential structures shall be varied and dependent upon architectural style to establish separate identities for adjacent homes. A variety of colors and textures of building materials shall be employed as appropriate to the architectural style while maintaining overall continuity in the neighborhood.

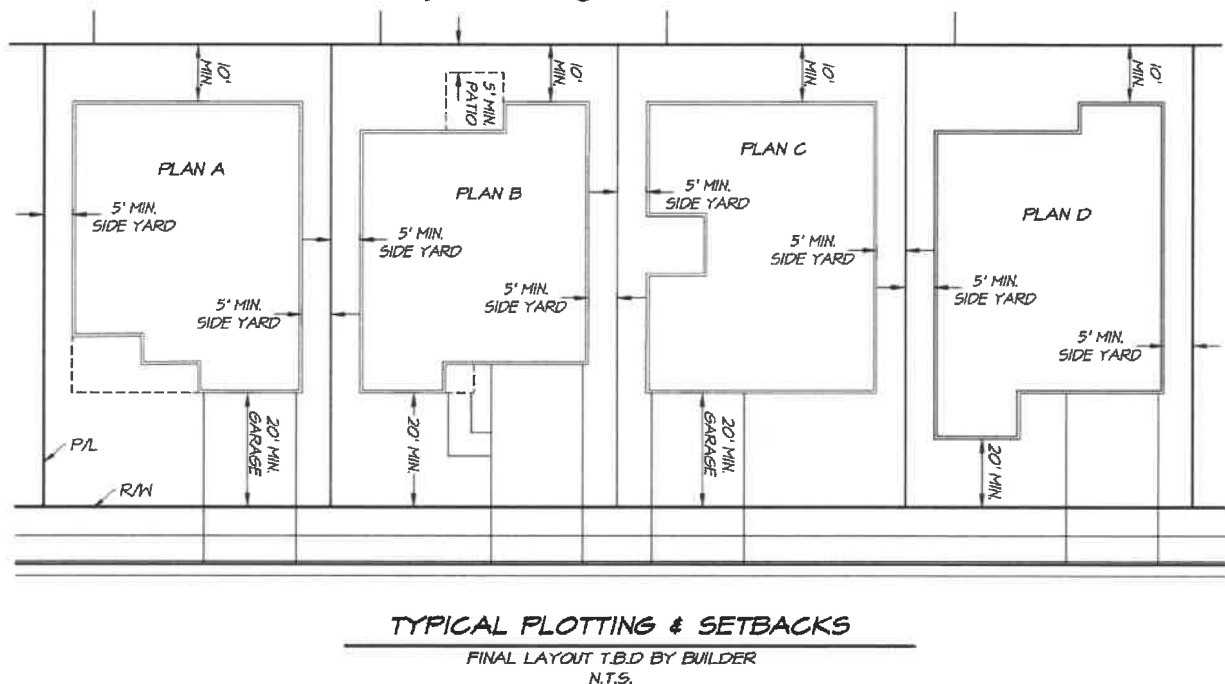


Figure 16 Typical Setbacks

#### b. Architectural Styles

Five architectural styles have been set forth in this design manual for the *Highlands at Sycamore Creek* project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variability. *Monterey, Craftsman, American Farmhouse, French Country, and Traditional* architectural styles establish the types and levels of architectural detail which will assist in achieving the project design objectives. Detailed finalized floor plans and elevations, which the builder will be required to present before the Riverside County Planning Commission, will identify the specific

design features that will be incorporated into this project. In addition, these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Riverside County Planning Department.

### **MONTEREY:**

The Monterey architectural style is typically characterized with deep cantilevered front balconies, and distinctive use of key details such as roof tiles, stucco walls, detailed wooden doors and ornamental ironwork. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios and colonnades enhance the theme. Wood and brick, as an accent, play an important role in this style. The limited use of Hardy Board as a wood accent is substituted for development of this feature. It is typically stained dark in contrast to the off-white stucco exteriors, and is expressed in corbels, lintels, porches, balconies and rafters.



### **DESIGN GUIDELINES:**

**Roof Pitch:** 5:12 to 8:12 standard. 4:12 pitch breaking to 3:12 over front and rear porches or verandas as standard.

**Roof Material and Color:**

Concrete "S" Barrel tile with range in color from medium brown to deep terra cotta. Some variation in roof color is allowed but shall be a subtle blend of colors.

**Overhangs:** Shall have tight rakes (min. 6") and 12" eaves, with stucco wrapped fascia or exposed wood rafter tails.

**Chimneys:** Detailed stucco with an articulated cap detail. Fireplaces with direct vents are an option. Builders have the option to provide direct vent fireplaces and eliminate chimneys.

**Siding:** Siding can be used as an accent for a differential of first and second floor. Brick veneer is used and at the wainscot around the base of the home.

**Porches:** The verandas are large and open with wood detailing.

**Balconies:** Cantilivered balconies are an integral part of Monterey architecture. Balconies are required to have wood detailing at the column, ballustrade and corbel with cantilivered massing.

**Window Treatments:**

Shutters shall be used throughout on all elevations in the public view. A minimum of two accent windows will be recessed on the front elevations. Windows shall be trimmed with stucco or wood at the top and bottom of the window if in public view. Windows are required to have divided lights with minimum four quadrants per window.

**Doors:** Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

**Color Palette:** Stucco finish shall be smooth and range from a white to a light beige. Stucco/wood trim shall have a darker contrasting color with stucco fascia to be more integral or close to the field color. Shutters will have more of a contrasting range with blue, black, and warm red accents.

Figure 17 Monterey Style

### **CRAFTSMAN:**

The Craftsman architectural style is typically characterized by low pitched gabled roofs, occasionally hipped and with wide, enclosed eave overhangs. The roof rafters are usually exposed and decorative (false) beams or braces commonly are added under the gables. The front porches are full or partial width and the roof is supported by square tapered columns, that frequently extend down the ground level with no breaks. Most common wall cladding is with siding, shingle and stucco with brick or stone accents. Dormers are also found gabled with exposed rafter ends and braces. Wood trellis' also accent this style as either an extended porch or porte cochere.



### **DESIGN GUIDELINES:**

**Roof Pitch:** 4:12 - 6:12 standard.

**Roof Material and Color:**

Concrete flat or shake tile. The color range should complement the main house colors ranging from the dark greys, browns and greens.

**Overhangs:** Shall have 16"-24" eaves, and shall be boxed or open. Exposed rafter tails may occur, and along the rakes, decorative braces, brackets or beams may occur.

**Chimneys:** Stucco with an articulated cap detail. The chimney base shall reflect the wainscot material of the main house. Fireplaces with direct vents are an option.

**Siding:** Siding and shingles can be used. Hardy Board may be used as a replacement. As an accent, brick/stone veneer may be used.

**Porches:** Columns supporting the roofs are typically short, square upper columns resting upon more massive piers or solid porch balustrades. These begin directly at ground level and extend well above the porch floor.

**Window Treatments:**

A minimum of two accent windows will be featured at the front elevation. Windows shall be trimmed with stucco or wood at the top and bottom of the window if in public view. Windows are required to have divided light with minimum four quadrants per window and shall reflect the chosen style.

**Doors:** Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

**Color Palette:** Stucco shall be sand finish and range from a light to dark. Stucco/wood trim and fascia shall have a contrasting color. Shutters will have an accent color that harmonizes and brings together the theme of the style. The siding shall be complementary to the main stucco color and the brick/stone veneer shall also be complementary to the theme chosen for the elevation.

Figure 18 Craftsman Style

### **AMERICAN FARMHOUSE:**

The American Farmhouse architectural style is typically characterized by wrapping front porches with a variety of wood columns and railings. The asymmetrical cottage look may be used. Dormers and symmetrical elevations can also be thematic for the elevation. Characteristic details are cupolas, dovecotes, vertical windows with shutters, wood potshelves, siding and gable end vent details. The massing is simple with gabled roofs and may include either shed or side hip roofs occurring over the first floor porch.



### **DESIGN GUIDELINES:**

**Roof Pitch:** 6:12 to 8:12 standard. 3:12 to 4:12 for porch roof standard.

**Roof Material and Color:**

Concrete flat or shake tile or architectural grade composition tile. The color range should complement the main house colors ranging from the dark to medium.

**Overhangs:** Shall have 12"-24" eaves.

**Chimneys:** Detailed stucco with an articulated cap detail. Brick details may occur. Fireplaces with direct vents are an option. Builders have the option to provide direct vent fireplaces and eliminate chimneys.

**Siding:** Siding (Hardy Board) may be used.

**Porches:** Are encouraged at the front elevation. They are simple with wood details.

**Window Treatments:**

Shutters shall be used throughout on all elevations in Public View. A minimum of two feature windows shall appear on the front elevations with either potshelves or decorative detail. Windows shall be trimmed with stucco or wood at the top and bottom of the window if in Public View. Windows are required to have divided light with a minimum of four quadrants per window.

**Doors:** Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

**Color Palette:** Stucco finish shall be smooth finish and shall range from white to a very pale color. Stucco/wood trim may have a contrasting color. Shutters will have an accent color of dark tones like green or black. The siding shall be the same as the main stucco color.

Figure 19 American Farmhouse Style



### **FRENCH COUNTRY:**

The French Country theme was developed in the 18th and 19th century France and was symbolic of the charm and character of rural France. The random elements and accents of this style express this distinct and appealing architectural character. A mixture of color, texture and materials draws upon the earth-tone shades of stone, brick and stucco to define this expressive character. Detail embellishment is a strong feature of French Country themes such as doors and windows with impressive trim or shutters, varying pitched roof lines, textured chimneys and wood or wrought iron balconies. The use of dormers and turrets are also used to enhance this style.



### **DESIGN GUIDELINES:**

**Roof Pitch:** 6:12 to 8:12. High-pitched roofs are standard character elements, along with the swooping lines of the roof at the entry that may occur.

**Roof Material and Color:**

Flat concrete tile shall range in color from light to dark.

**Overhangs:** Shall have 12" rakes and eaves, stucco wrapped.

**Siding:** Stone veneer is a strong feature of French Country style and should be incorporated as an accent material.

**Chimneys:** Shall be the same finish as the stone veneer used as a base material. Stucco chimneys with articulated caps can be substituted with stone and used only as an accent feature.

**Porches:** Porches should be of simple stucco form and may be arcaded or angled to match roof pitches. Porch columns shall be heavy and match similar material texture.

**Balconies:** Balconies are small in scale, but are highly detailed with decorative wrought iron features, potshelves or both.

**Window Treatments:**

A variety of shutters must be used with stucco trim on all windows in Public View. Windows are required to have divided light with a minimum of four quadrants per window. Diamond mullions may be used for a feature window.

**Doors:** Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

**Color Palette:** This style should project a stronger and more vivid color concept. Various stone texture with contrasting stucco field and accent shutters should be incorporated. Stucco shall be smooth finish.

**Figure 20 French Country Style**



### **TRADITIONAL:**

The Traditional style is a mixture of several themes including Cape Cod, Colonial and East Coast Eclectic. The use of brick veneer and or wood siding with heavier trim above doors and windows are typical. Wood shutters are required and a white picket fence may round out the details. There are one and two story elements with simple gable forms. Simple porches or balconies are attired with wood details. Entries are simple with featured elements. Dormers may occur with gabled or hipped roofs.



### **DESIGN GUIDELINES:**

**Roof Pitch:** 5:12 to 8:12 standard.

**Roof Material and Color:**

Flat concrete tile shall range in color from light to dark brown and grey.

**Overhangs:** 16" to 24" standard.

**Siding:** Siding shall be used as an accent along with brick veneer.

**Chimneys:** Detailed with brick veneer base and siding above.

**Porches:** They shall vary in size, and shall be located either just around the entry or full width of the front elevation. Wrap around porches at corner conditions are encouraged.

**Entry:** The entry will be covered by the front porch and articulated with sidelights.

**Window Treatments:**

A variety of shutters must be used with stucco trim on all windows in Public View. Windows are required to have divided light with a minimum of four quadrants per window.

**Doors:** Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

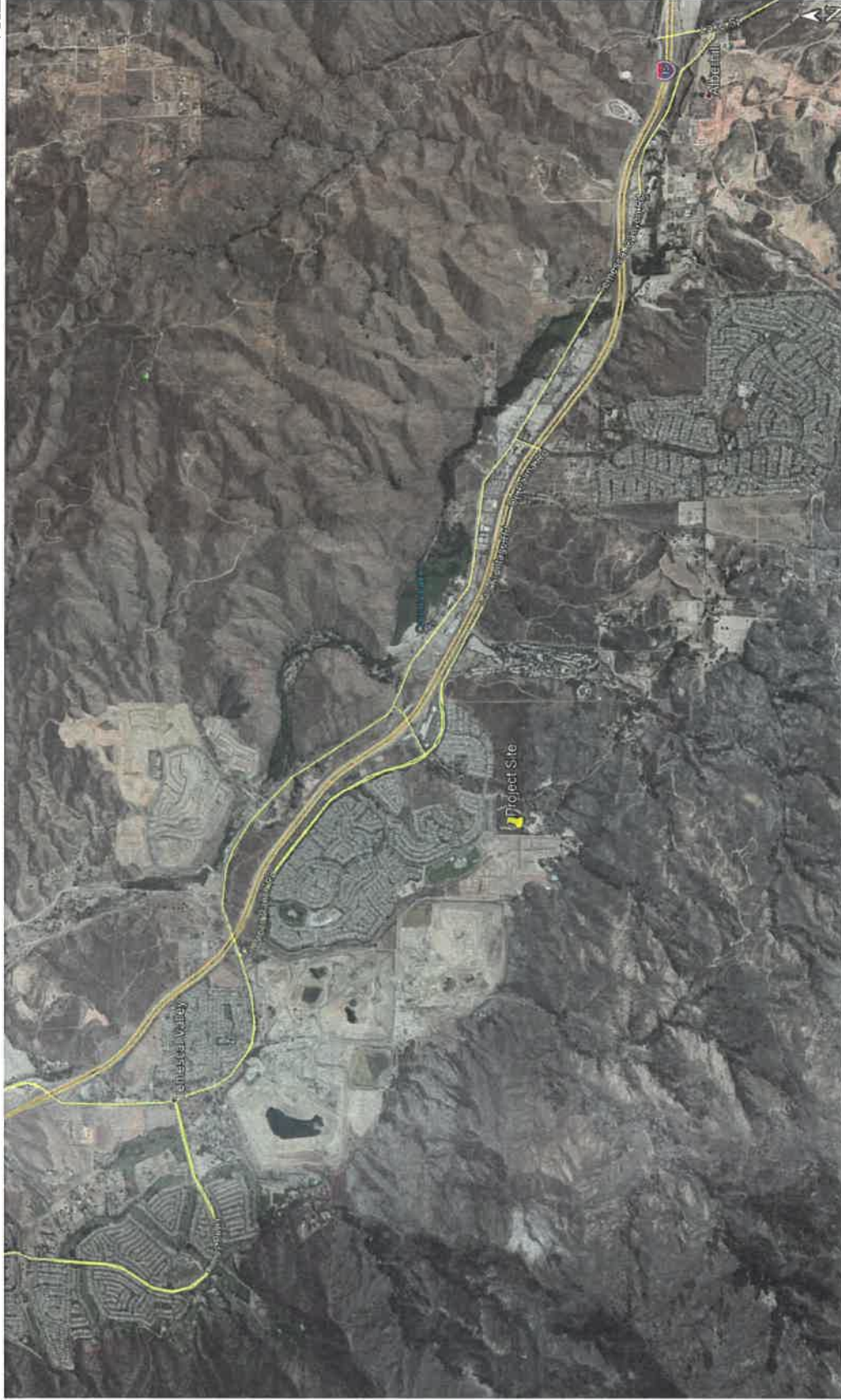
**Color Palette:** Stucco shall be sand finish and the siding shall match. The color range shall be from white, light beige and brown or grey with contrasting color on trim, fascia, posts at the porch and supporting exposed beams.

Figure 21 Traditional Style

## **Highlands at Sycamore Creek Design Manual**

### **Figures**

Vicinity Map  
Figure 1

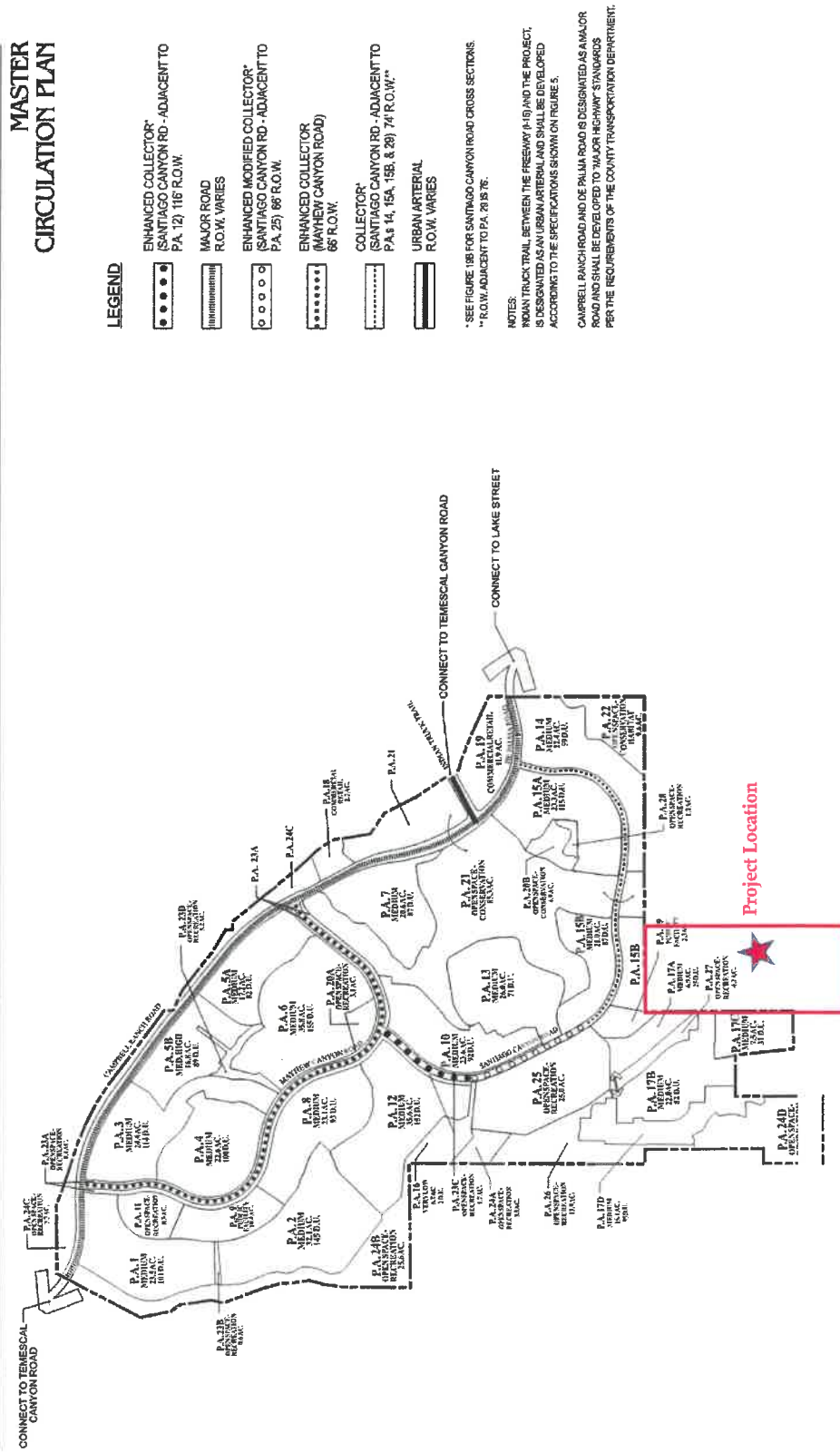




Project Site Aerial  
Figure 2



Existing Specific Plan Circulation  
Figure 3



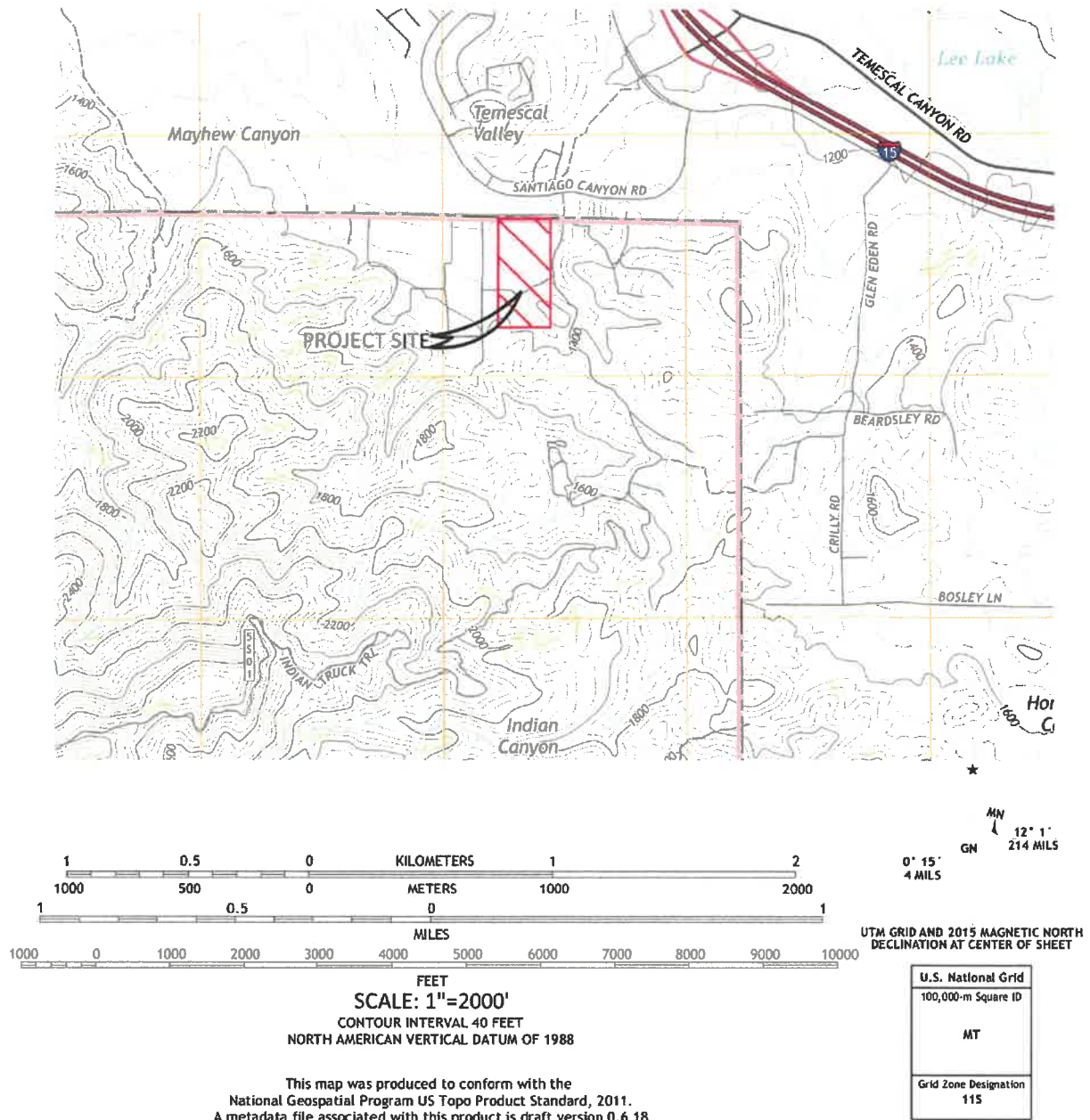
# USGS Location Map

## Figure 4



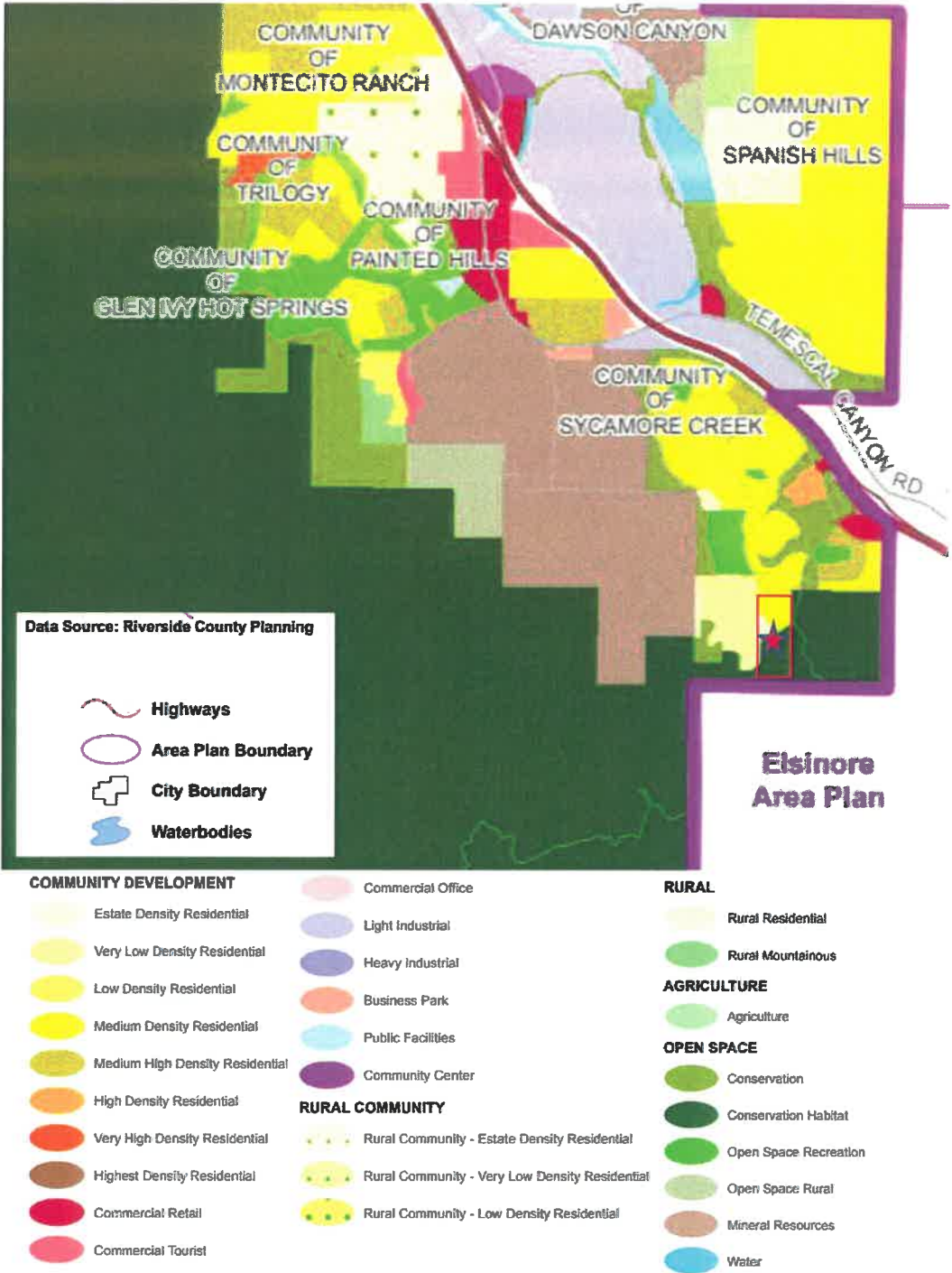
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

ALBERHILL QUADRANGLE  
CALIFORNIA  
7.5-MINUTE SERIES





General Plan Land Use  
Figure 5



December 6, 2016

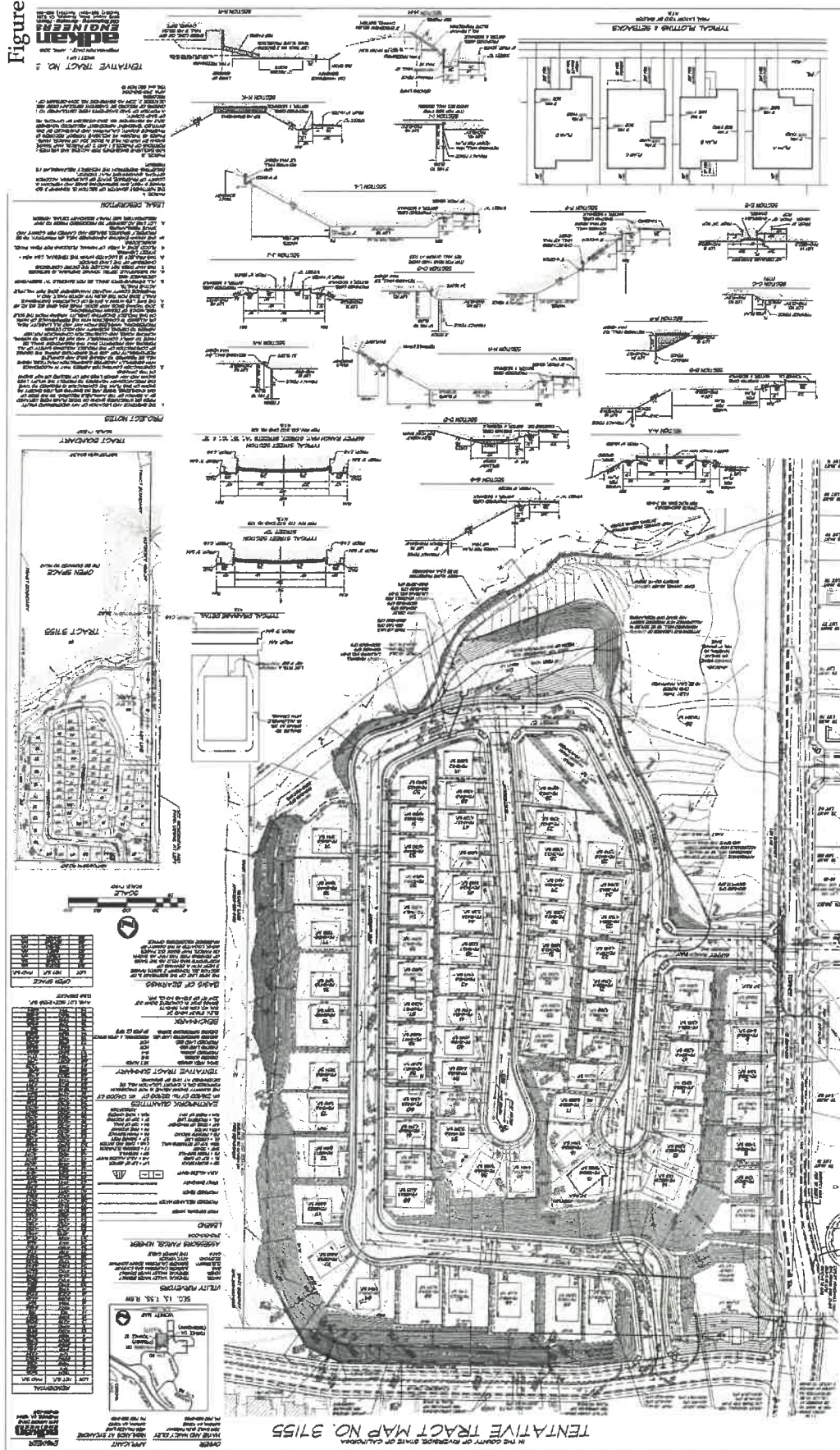
0 1 2 Miles

Disclaimer: 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.

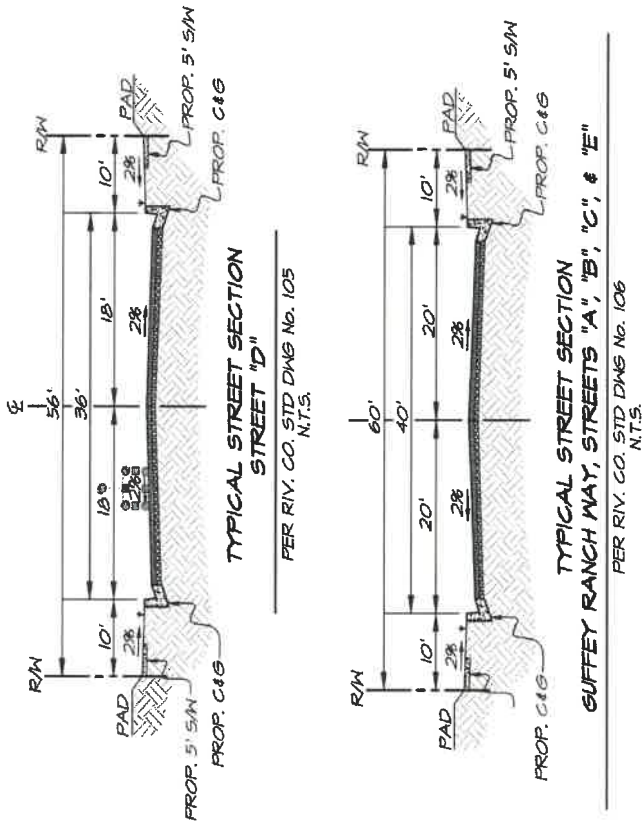


**TEMESCAL CANYON  
AREA PLAN  
LAND USE PLAN**

Figure 6

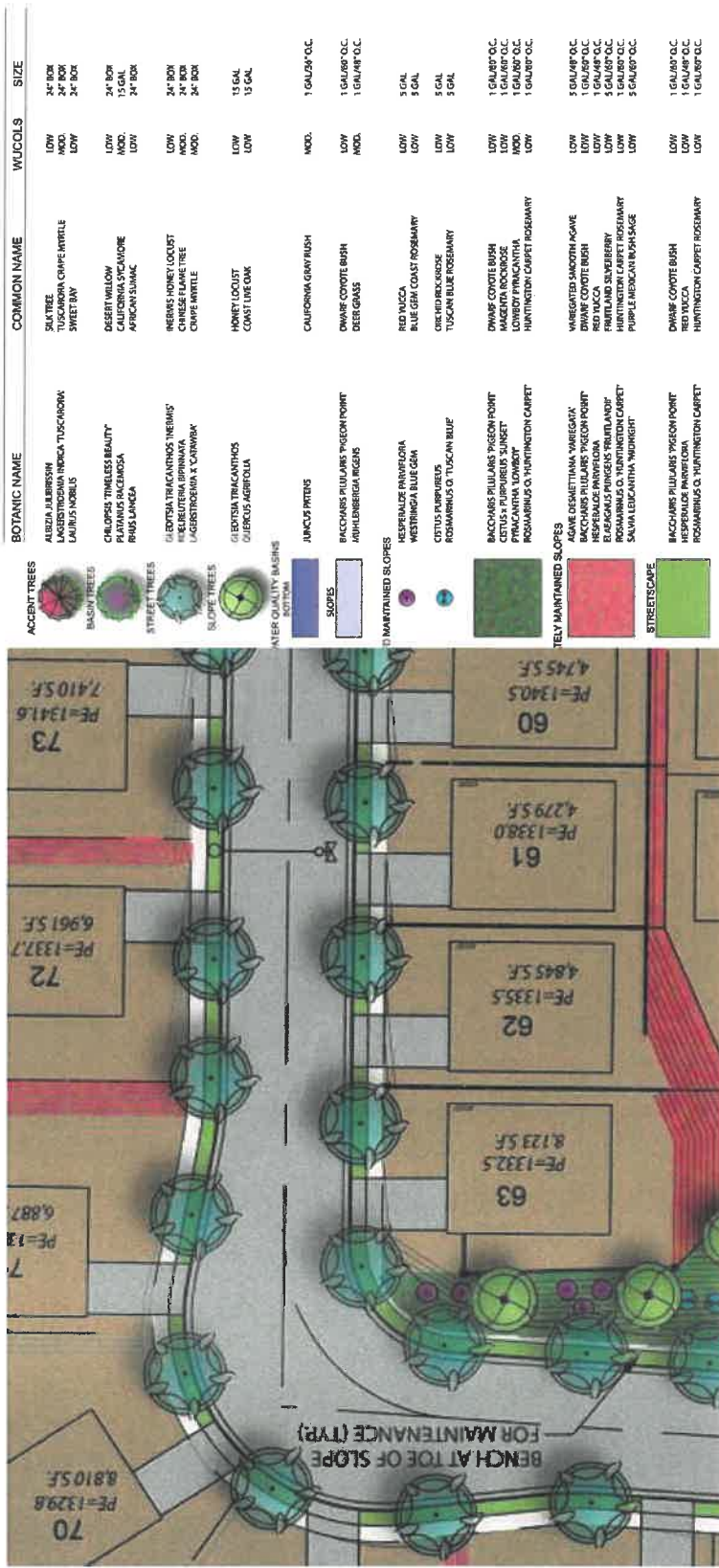


Conceptual Street Sections  
Figure 7





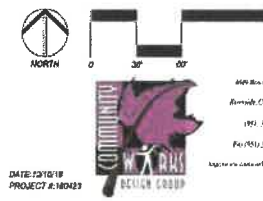
Conceptual Parkway





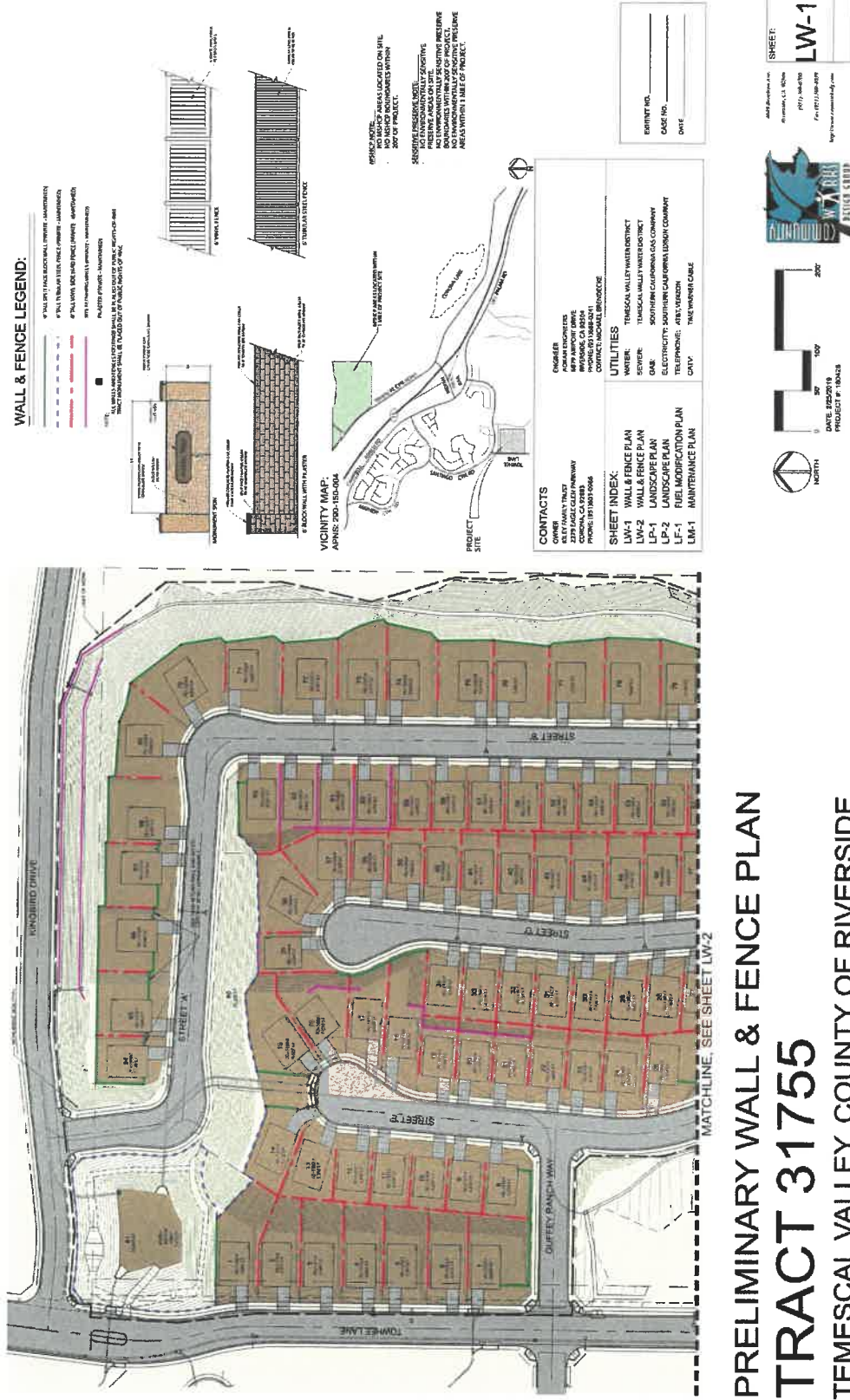


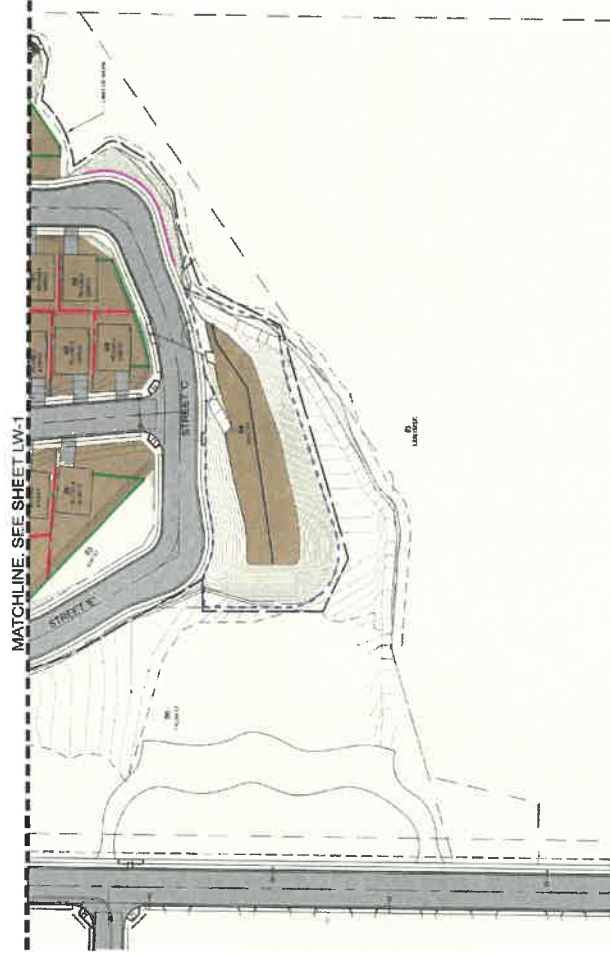
**PRELIMINARY MASTER PLAN**  
**KILEY PARK**  
 SYCAMORE CREEK TR 37155  
 TEMESCAL VALLEY, COUNTY OF RIVERSIDE



Conceptual Neighborhood Park  
 Figure 9

Highlands at Sycamore Creek





PRELIMINARY WALL & FENCE PLAN  
TRACT 31755  
TEMESCAL VALLEY, COUNTY OF RIVERSIDE

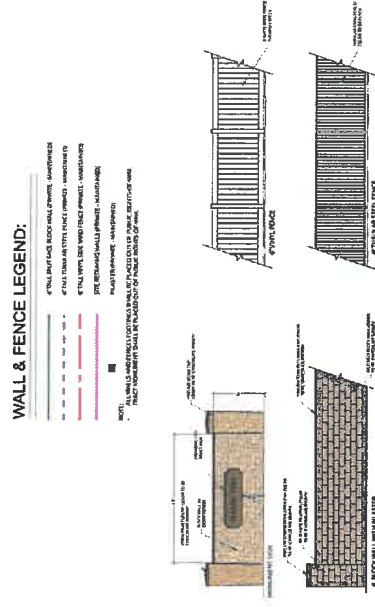


EXHIBIT NO. \_\_\_\_\_  
CASE NO. \_\_\_\_\_  
DATE \_\_\_\_\_


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 PROJECT #: 190429  
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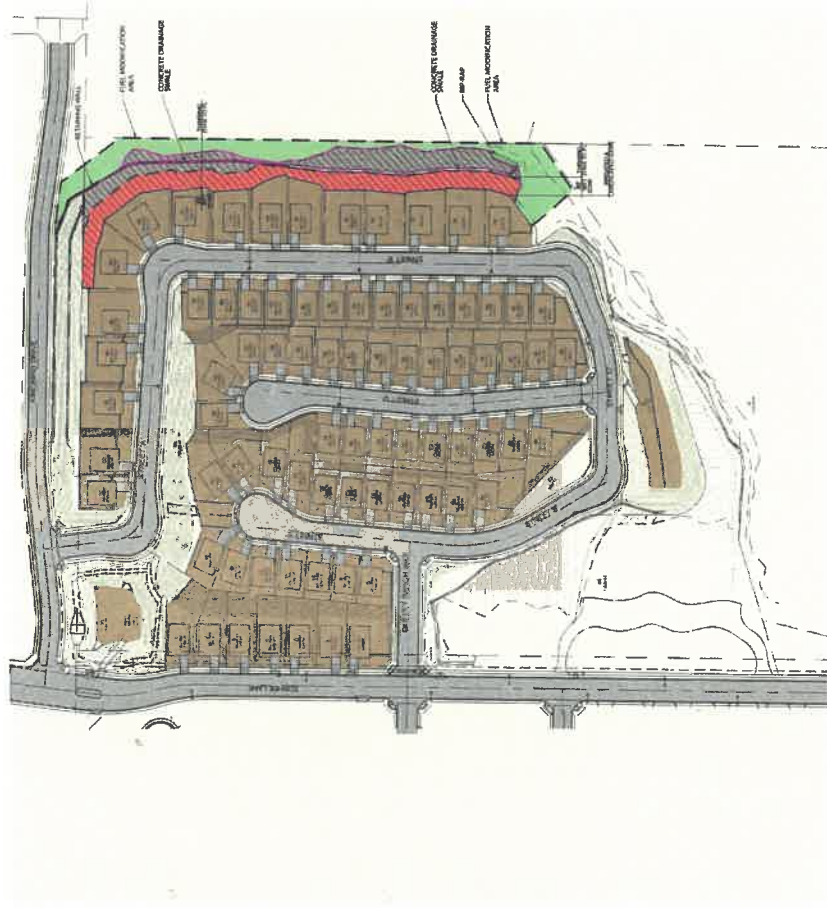








**Fuel Modification Plan**



**PRELIMINARY FUEL MODIFICATION PLAN  
TRACT 31755  
TEMESCAL VALLEY, COUNTY OF RIVERSIDE**

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
FUEL MOD LEGEND:	
DESCRIPTION	ACTION
 HOT TANKS (HEAT EXCHANGERS)	NO ACTION REQUIRED
 FUEL TANKS (FUEL EXCHANGERS)	NO ACTION REQUIRED
 HEATED OR Cooled FUEL (HEAT EXCHANGERS)	NO ACTION REQUIRED

EXHIBIT NO. \_\_\_\_\_

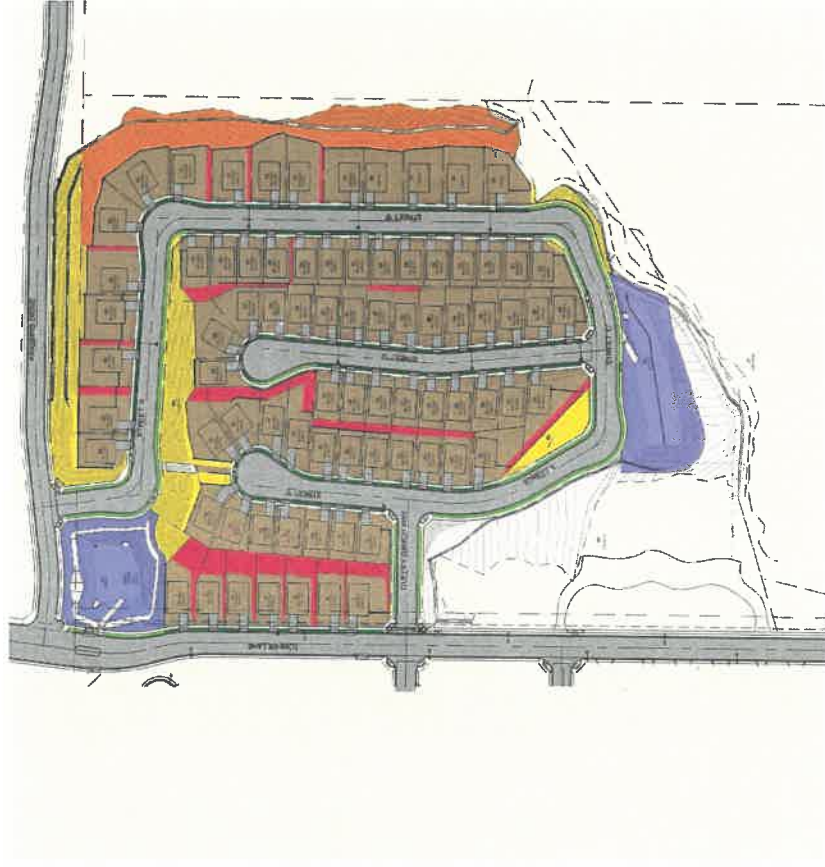
CASE NO. \_\_\_\_\_

DATE \_\_\_\_\_










SHEET:  
LF-1

new equipment and materials  
and the cost of the new  
equipment and materials  
and the cost of the new  
equipment and materials



PRELIMINARY MAINTENANCE PLAN  
**TRACT 31755**  
TEMESCAL VALLEY, COUNTY OF RIVERSIDE

**MAINTENANCE LEGEND:**

	GRAVEL MAINTAINED WATER QUALITY AREAS
	GRAVEL MAINTAINED FUEL ADSORPTION SLOPES
	GRAVEL MAINTAINED SLOPES
	GRAVEL MAINTAINED STREET/SCRUB
	GRAVEL MAINTAINED PRIVATE-SET BACK FROM INTERIM/TEMPORARY PLANT FOR LANDSCAPING MATERIAL
	PRIVATE HOMEOWNER MAINTAINED SLOPES
	PRIVATE HOMEOWNER MAINTAINED STREET/SCRUB

SHEET NO. \_\_\_\_\_  
CASE NO. \_\_\_\_\_  
DATE \_\_\_\_\_

  
NORTH

  
DATE: 2/25/2019  
PROJECT: H. 10800

  
SHEET: **LM-1**  
PAGE 9 OF 9

Author: [Name]  
Reviewed: [Name]  
Approved: [Name]  
Permit: [Name]  
App: [Name]



## MITIGATED NEGATIVE DECLARATION

**FOR COUNTY CLERK'S USE ONLY**



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (CEQ / EA) Number:** CEQ180037  
**Project Case Type (s) and Number(s):** CZ1800010, & TR37155  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Brett Dawson  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Adkan Engineers  
**Applicant's Address:** 6879 Airport Drive, Riverside CA 92504

### I. PROJECT INFORMATION

**Project Description:** This project includes the following entitlement request:

**Change of Zone No.1800010** to change the site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision.

**Tentative Tract Map No. 37155**, a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet, with an average lot size through the subdivision of 5,930 square feet. The project also includes seven (7) lots for non-residential use. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 3.95 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure).

**Plot Plan 190004** to allow a Planned Residential Development. The proposed single-family residences are expected to range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.

The above-mentioned entitlement applications shall be considered the "Project" herein.

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

**B. Total Project Area:** 53.7 Gross Acres

**C. Assessor's Parcel No(s):** APN 290-150-004

**Street References:** The site is located southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail. The site gains access off of Towee Lane and Kingbird Drive.

**D. Section, Township & Range Description or reference/attach a Legal Description:** Section 13, Township 5 South, and Range 6 West

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently consists of varied terrain ranging from smooth, low-gradient alluvial fan areas to steep and very bushy slopes that continue rising off-site to the south into the greater Santa Ana Mountains within the National Forest System Lands of the Cleveland National Forest. The project site is located on Non-Forest Service Lands as delineated by USDA National Forest Service maps of the Cleveland National Forest. The property was not affected by the fires in August 2019. The property is currently undeveloped, mostly covered with shrubs

and trees with some dirt roads constructed by removing vegetation. The properties to the south and east are vacant US Forest Land within the Non-Forest Service Land of the National Forest System. Property west of the site is currently being developed as single-family residential ; north of the site is Kingbird Drive; farther north are residential homes and new pads for future homes.

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

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

- 1. Land Use:** The project site's current General Plan Land Use Designation is MDR (Medium Density Residential), Rural Residential, Conservation Habitat (OS-CH). These designations will not change.
- 2. Circulation:** This project includes the subdivision of 53.7 gross acres into 79 residential lots and seven open space lots. New circulation infrastructure will be constructed in support of this subdivision and the design and locations of the new roads is consistent with the Circulation Element of the Riverside County General Plan.
- 3. Multipurpose Open Space:** This project includes a 53.7 gross acre Tract Map subdivision, which will result in creating 79 residential lots and seven open space lots. The open space lots will be established as parks, water quality basins, CFD/CSA-maintained slopes, and open space areas throughout the subdivision. Open space requirements have been met and this project is consistent with the Multipurpose Open Space Element of the Riverside County General Plan.
- 4. Safety:** Adequate protections related to access, grading, and infrastructure improvements have been addressed through site design and technical studies. This project is consistent with the Safety Element of the Riverside County General Plan.
- 5. Noise:** This project includes a residential subdivision into 79 lots and seven open space lots. The project will not generate excessive noise, exceeding the County standards. As a result, this project is consistent with the Noise Element of the Riverside County General Plan.
- 6. Housing:** This project will result in the addition of 79 new residential lots and related infrastructure improvements. This project is consistent with the Housing Element of the Riverside County General Plan.
- 7. Air Quality:** This project includes the subdivision of a 53.7-acre site into 79 residential lots. Sufficient standards related to the grading and construction of the new homes will be implemented to ensure consistency with the Air Quality Element of the Riverside County General Plan.
- 8. Healthy Communities:** The subdivision of the 53.7-acre project site includes a walkable street network, pocket park, and conservation areas. This project is consistent with the Healthy Communities Element of the Riverside County General Plan.

**B. General Plan Area Plan(s):** Temescal Canyon

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

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

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** None

**G. Adjacent and Surrounding:**

**1. General Plan Area Plan(s):** Temescal Canyon

**2. Foundation Component(s):** Open Space to the east and south; Community Development to the north; Community Development and Open Space to the west.

**3. Land Use Designation(s):** Conservation Habitat to the east and south; Medium Density Residential to the north; Very Low Density Residential, Conservation, and Conservation Habitat to the west.

**4. Overlay(s), if any:** None

**5. Policy Area(s), if any:** None

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** Planned Residential (R-4)

**K. Adjacent and Surrounding Zoning:** Natural Assets (N-A) to the east. Specific Plan (SP) No. 256 (Sycamore Creek) to the west and north. Some Rural Residential (R-R) to the southwest. Rural Residential (R-R) to the south.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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



Signature

Date

Brett Dawson, Project Planner  
Printed Name

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

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways" and CA DOT

### Findings of Fact:

- The project site is located 0.7 miles away from the I-15 Freeway, which is an eligible State scenic highway corridor. Due to the project site's distance from the corridor and the other existing residential developments within the immediate area, the project would not be visible from the I-15 and there will be no impacts.
- The project site contains no unique scenic resources and is adjacent to other residential tracts to the north and east, as well as a water tank to the west. There are several oak trees on the site, some of which will be removed with project implementation. The project is keeping approximately 29.5 acres as open space in its natural condition, and dedicating this area to Regional Conservation Authority. This project will result in the subdivision of property for 79 residential lots and remainder lots to be used for open space and conservation habitat. Impacts are considered less than significant.
- The project is bounded to the north and east by single family residences, or land approved for single family residences, so the project's land use is consistent with those surrounding it.

Residences planned for the project will not exceed the height allowable per the Riverside County Zoning Ordinance. The Proposed project includes an open space park, with trails that are accessible from a public street. This provides a new public access to potential vantage points, whereby there would be no impacts to visual quality of public views.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

☐☐☒☐

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

Findings of Fact:

- a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 44 miles northwest of the Mt. Palomar Observatory. All lighting proposed as part of the Project is required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) as well as Ordinance No. 655 (Regulating Light Pollution) which would serve to minimize impacts associated with project lighting. Due to the distance separating the project site from the Mt. Palomar Observatory and due to compliance with the aforementioned ordinances, the project site's lighting would neither create nor contribute to sky glow that could adversely affect operations at the Observatory, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

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

☐☐☒☐

b) Expose residential property to unacceptable light levels?

☐☐☐☒

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

- a-b) All lighting proposed as part of the project will be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 requires that *"All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate."* Compliance with Ord. No. 915 would be assured through future County review of building permit applications.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of the project would be of low intensity and residential in character, and would not result in the exposure of residential property in the area, to unacceptable levels. All proposed street lighting on-site or off-site also would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of County Ordinance No. 461. The County's Public Road Standards require all street lights installed to meet the following requirement: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views. By complying with the above-mentioned ordinances, the proposed Project will not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

#### **AGRICULTURE & FOREST RESOURCES** Would the project:

##### **4. Agriculture**

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

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2016 Edition" prepared by California Department of Conservation.

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

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 100% Other Lands. Below are the defining factors of these designations:

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Unique Farmland – Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

b) The project site is within the Temescal Canyon Area Plan and zoned Rural Residential (R-R) which is not considered an agricultural zone, pursuant to Section 5.1 of Riverside County Ordinance No. 348. Once the site is rezoned to Planned Residential (R-4), the project will not conflict with residential uses and less than significant impacts will occur in regards to this issue area.

c) The applicant proposes a change of zone from Rural Residential (R-R) to Planned Residential (R-4). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. The properties directly north and west of the project site is zoned for Specific Plan #256 (Sycamore Creek); the property to the south is zoned Rural Residential, and the property to the east is zoned as Natural Assets. The Natural Assets zone to the east of the project site is currently vacant. The Rural Residential zone to the west includes the Glen Ivy Agricultural Preserve, but it is 500’ from the western tract boundary and will be disestablished if Tract 37027 is approved. Therefore, no impacts will occur.

d) According to the Farmland Mapping and Monitoring Program (FMMP), the tract is classified as Other Lands. According to project-specific site surveys, the land is vacant and not used for agricultural purposes. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Source(s):** Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials

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

a-c) Riverside County Planning Department has contacted the Forrester Service and no lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. While the project is located within the boundary of the Cleveland National Forest, the entirety of the project site is classified Non-Forest Service Lands as delineated by the USDA Forest Service. Therefore, the project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. As a result, no impacts will occur and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project:

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook. Tentative Tract Map No. 37155 Project, Air Quality and GHG Emissions Impact Analysis County of Riverside by Vista Environmental April 12, 2019

**Findings of Fact:**

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The Air Quality and Greenhouse Gas Emissions Impact Analysis for Tr 37155 prepared by Vista Environmental evaluated project impacts and compliance with applicable air quality plans. Section 9.2 of the Air Quality Analysis determined that short term construction activities would result in significant NOx impacts based on SCAQMD regional thresholds of significance. The analysis proposes a mitigation measure to address these impacts and reduce them to less than significant levels. Additionally, analysis determined that ongoing operation of the proposed project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance and long-term local pollutant concentrations are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not projected to exceed air quality standards. Therefore, the project has a less than significant long-term impact and no additional mitigation is required once construction activities are completed. The Air Quality Analysis also evaluates project consistency with AQMP assumptions and determined that the project design is not anticipated to exceed AQMP assumptions and will not obstruct the implementation of the 2016 AQMP. The population proposed by this project is 1.47 dwelling units per acre which is consistent with the County of Riverside General Plan's Land Use Plan, and AQMP assumptions. Therefore, the proposed project is found to have less than significant impacts with mitigation incorporated.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM<sup>10</sup>), fine particulate matter with a diameter of 2.5 microns or less (PM<sup>2.5</sup>), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

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

**South Coast Air Basin Attainment Status – Riverside County**

<b>Pollutant</b>	<b>Federal</b>	<b>State</b>
O <sub>3</sub> (1-hr)	Nonattainment	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sup>10</sup>	Attainment	Nonattainment
PM <sup>2.5</sup>	Nonattainment	Nonattainment
CO	Attainment	Attainment
NO <sub>2</sub>	Unclassifiable/Attainment	Attainment
SO <sub>2</sub>	Pending/Attainment	Unclassifiable/Attainment
Pb	Nonattainment (Partial)	N/A

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

#### **Construction Emissions**

Section 9.3 of the Air Quality Analysis prepared for the proposed project assesses potential air emissions associated with the construction and operations of the project in relation to SCAQMD standards. The analysis is based on site preparation and grading of the 53.7 acre project site, as well as construction of the proposed 79 single family homes and 4.43 acres of park. Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Vista Environmental utilized The California Emissions Estimator Model (CalEEMod) version 2016.3.2 to complete their analysis of project emissions. Details of the input parameters used in the assessment can be found in section 7.1 of the Air Quality Analysis. The table below titled Construction-Related Regional Criteria Pollutant Emissions Prior to Mitigation summarizes the results of the CalEEMod outputs from Table L in Section 9.3 of the Air Quality Analysis. Based on the results of the model, NOx emissions would exceed the SCAQMD's regional thresholds during the grading phase, and would be considered a significant impact. However, implementation of the below-discussed mitigation measure AQ-1 will reduce all analyzed criteria pollutants to levels that fall within the regional emissions thresholds during the grading phase. This analysis with mitigation incorporated is detailed in Table M of Section 9.3 of the Air Quality Analysis. Therefore, the proposed project will have a less than significant impact to regional air quality with mitigation incorporated.

**Construction-Related Regional Criteria Pollutant Emissions Prior to Mitigation  
(pounds/day)**

	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Site Preparation	4.46	46.31	22.99	0.04	10.77	6.74
Grading	8.49	122.92	61.22	0.21	11.70	6.09
Building Construction	4.59	36.54	34.46	0.10	1.42	2.54
Paving	1.74	12.96	15.20	0.02	0.85	0.67
Architectural Coatings	14.26	1.67	3.67	0.01	0.65	0.24
<b>Combined Building Construction, Paving, &amp; Architectural Coatings</b>	<b>20.04</b>	<b>47.25</b>	<b>49.05</b>	<b>0.11</b>	<b>6.26</b>	<b>3.12</b>
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: CalEEMod Version 2016.3.2						

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Grading activities for the proposed project are not anticipated to disturb more than 5-acres per day of the 53.7-acre project site and are anticipated to move less than 5,000 cubic yards of material per day. As such, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

#### *Operational Emissions*

Long-term emissions are evaluated at build-out of a project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. Daily emissions created from the proposed project's long-term operations were calculated using input parameters detailed in Section 7.2 of the Air Quality Analysis. The table below titled Operational Regional Criteria Pollutant Emissions summarizes the results of the CalEEMod outputs detailed in Table O in Section 9.3 of the Air Quality Analysis. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts to regional air quality will be less than significant.

**Operational Regional Criteria Pollutant Emissions (pounds/day)**



Potentially  
Significant  
Impact

Less than  
Significant  
with  
Mitigation  
Incorporated

Less  
Than  
Significant  
Impact

No  
Impact

Construction Phase	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	3.65	1.39	7.09	0.01	0.14	0.14
Energy Usage	0.07	0.61	0.26	0.00	0.05	0.05
Mobile Sources	1.77	12.72	21.13	0.09	6.38	1.75
<b>Total Emissions</b>	<b>5.49</b>	<b>14.72</b>	<b>28.48</b>	<b>0.10</b>	<b>6.57</b>	<b>1.94</b>
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: CalEEMod						

As detailed above, short-term construction regional air emissions will result in significant NO<sub>x</sub> impacts based on SCAQMD regional thresholds of significance. The mitigation measure AQ-1 has been provided that would reduce NO<sub>x</sub> emissions to less than significant levels. Therefore, with implementation of the mitigation measure, a less than significant NO<sub>x</sub> impact would occur from construction of the proposed project. Development of the proposed project will result in less than significant emissions of VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> during operation of the proposed project. With respect to long-term emissions, this project will create a less than significant impact.

c) A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. The Health Risk Assessments for Proposed Land Use Project (CAPCOA, 2009) provides screening distances from major sources of air pollutants and the project site is not located within the screening distances for any of the sources that include; gas stations and dry cleaners (300 feet); freeways (500 feet), distribution centers, rail yards and chrome platers (1,000 feet), and ports and refineries (immediately downwind). As such, no local air impacts are anticipated to the residents of the proposed homes. The project will not include any of the above listed major sources of air pollutants. The nearest sensitive receptor to the project site consists of single-family homes located as near as 60 feet to the west of the Project site. The nominal amounts of air pollutants generated from a residential development are not expected to generate substantial concentrations of air pollutants at the nearest sensitive receptor. Therefore, the impact is less than significant in both operations and construction of the proposed project.

d) The proposed project would not create objectionable odors affecting a substantial number of people. Potential odor impacts have been analyzed separately for construction and operations. The objectionable odors that may be produced during the construction process (such as asphalt pavements, paints and solvents, and from emissions from diesel equipment) would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from the trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402 and City trash storage regulations, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact will occur and no mitigation will be required.

#### Mitigation:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AQ-1** The project applicant shall require that during grading of the proposed project that all off-road diesel-powered equipment with a horsepower greater than 150 shall be registered with CARB and labelled detailing that the equipment meets Tier 4 emissions standards.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003, "MSHCP Consistency Analysis, Kylie Properties-Tract 37155" dated February 2019, written by LSA Associates, Inc. "Determination of Biologically Equivalent or Superior Preservation, Kiley Properties – Tract 37155" dated February 2019, written by LSA Associates, Inc.

Findings of Fact:

a) The proposed project is located within the Temescal Canyon Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, and is located just within the extreme southeasterly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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boundary of the Criteria Cells 3545 and 3546 within Cell Group H, Subunit 3. Therefore, mitigation measures **Bio-1** through **Bio-17** will be implemented to reduce project impacts to less than significant. For project effects to Criteria Cells 3545 and 3546, the project will dedicate approximately 28 acres of the southerly portion of APN 290-150-004 for conservation under the MSHCP per HANS/PAR 582/Intake 648.

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

A single drainage feature is present along the southerly boundary of the study area. The drainage is ephemeral and vegetated by upland plant communities including chamise chaparral and wild tarragon patches. Because the drainage feature is vegetated by upland, non-riparian vegetation, no riparian habitat is present. In addition, the upland vegetation does not provide suitable habitat for special-status riparian bird species protected under MSHCP Section 6.1.2. The drainage feature is considered to be an MSHCP Section 6.1.2 riverine resource. The project will result in 0.008 acre of permanent impacts and 0.055 acre of temporary impacts to the drainage feature. Because the study area lacks features associated with fairy shrimp habitat, fairy shrimp and its habitat (vernal pools) are considered absent from the study area.

#### **6.1.3 Protection of Narrow Endemic Plant Species; 6.3.2 Additional Survey for CASSA Plants**

The site is located within the NEPSSA and CASSA plant survey areas. The nine Narrow Endemic Plant Species listed for include Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), Parish's brittlescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), Thread-leaved brodiaea (*Brodiaea filifolia*), Smooth tarplant (*Centromadia pungens* ssp. *laevis*), Slender-horned spineflower (*Dodecahema leptoceras*), Many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), Round-leaved filaree (*Erodium macrophyllum*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Little mousetail (*Myosurus minimus*), Spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Omuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Focused surveys for NEPSSA and CASSA plant species were conducted in April and June of 2018. All of the NEPSSA and CASSA survey plant species were determined to be absent based on unsuitable habitat or poor habitat combined with negative results of the focused plant survey. Therefore, the project will have no effects to NEPSSA and CASSA plants.

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

The following Urban/Wildlands Interface Guidelines, where applicable, will be incorporated into project plans:

- b) Per the MSHCP Consistency Analysis and the DBESP written by LSA, no impacts to any endangered or threatened species will occur.
- c) According to LSA's MSHCP Consistency Analysis, vegetation within the study area provides habitat for migrator/nesting birds. To avoid any potential effects to migratory/nesting birds protected by the MBTA and the California Fish and Game Code. By implementing mitigation measures Bio-11 and Bio-12 the impacts to migratory/nesting birds will be reduced to less than significant.
- d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditions of Approval. Additionally, the southern half of the parcel will be donated to the RCA, allowing for conservation and movement.

e) The project will have effects to Section 6.1.4 riparian/riverine resource. Avoidance and minimization measures will be incorporated. The DBESP states that the project will result in direct effects as a result to the permanent loss of 0.008 acre of riverine habitat, and potential effects on water quality and hydrology. The permanent loss of 0.008 acre of riverine habitat is considered minor and this loss is anticipated to be regained through natural streambed processes, as detailed in section 3.2 of LSA DBESP report. The project will reduce impact to less than significant through mitigation measures **BIO-1** through **BIO-17**.

f) Due to the lack of hydric vegetation, the drainage feature at the southerly portion of the property is considered a non-wetland water of the US subject to USACE regulatory authority. The study area contains 0.17 acre of non-wetland waters subject to USACE jurisdiction and 0.52 acre of streambed subject to CDFW jurisdiction, which is also considered MSHCP riverine. RWQCB jurisdiction was considered coincident with USACE jurisdiction for the purposes of Section 401 certification.

g) The study area contains California live oak trees that are subject to the Riverside County Oak Tree Management Guidelines. An oak tree assessment (LSA June 2018) has been conducted to address potential impacts to California live oak trees. At this time, it is estimated that the project will affect approximately 25 California live oak trees within the project footprint, the majority of which will be preserved within the planned Kiley Park. An oak tree mitigation and monitoring plan will be developed for project effects to California live oak trees. Through one or a combination of mitigation measures **Bio-18** through **Bio-20** the impacts to existing oak trees will be reduced to be less than significant.

**Mitigation:**

**BIO-1:** To mitigate for impacts to water quality the project will incorporate storm drain facilities, bio-retention basin, and a v-ditch.

**BIO-2:** Riverine areas temporarily affected by the project will be recontoured to their original grades. These areas are sparsely vegetated in the alluvial stream bottoms and are anticipated to revegetate naturally over time, to the extent they will support vegetation.

**BIO-3:** To compensate for the permanent loss of 0.008 acre, the project will mitigate for permanent impacts at a 3:1 ratio. Compensation for permanent impacts will include one or a combination of the following: Off-site habitat enhancement/ preservation, off-site participation in an in-lieu fee program for habitat restoration (reestablishment/rehabilitation), and/or the purchase of credits from a mitigation bank for habitat restoration (reestablishment/rehabilitation).

**BIO-4:** Prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment should be operated in a manner to prevent accidental damage to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities.

**BIO-5:** All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**BIO-6:** A weed abatement program will be developed to minimize the importation of nonnative plant material during and after construction. Eradication strategies will be employed should and invasion occur.

**BIO-7:** A biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

**BIO-8:** Lighting. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

**BIO-9:** Noise. Proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

**BIO-10:** Invasive Species. Any proposed landscaping adjacent to the MSHCP Conservation Area shall not be composed of invasive, nonnative plants listed above.

**BIO-11:** Barriers. The project shall incorporate barriers along the edges of the project site to minimize undirected public access, illegal trespass, off-road vehicle traffic, domestic animal predation, and dumping in the MSHCP Conservation Area. Boundary barriers may include rocks/boulders, fencing, and walls with Western Riverside County Regional Conservation Authority (RCA) Wildlife Area signage.

**BIO-12:** Grading/Land Development. Manufactured slopes shall not extend across the parcel line of the MSHCP Conservation Area. All land disturbances associated with construction and operation of the project, including fire management/fuel modification, will be wholly contained within the proposed project parcel boundary.

**BIO-13:** Drainage Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area so it is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.

**BIO-14:** Toxics Land uses proposed in proximity to the MSHCP Conservation Area that are potentially toxic or may adversely affect wildlife species, habitat, and water quality include the use of chemicals and fertilizers for agricultural and commercial and residential uses, and petroleum product runoff from paved surfaces. These potential toxicants are not anticipated to be substantially increased by the proposed project. As discussed above, any stormwater improvements will be designed to prevent or reduce toxic loads.

**BIO-15:** Vegetation-clearing and preliminary ground-disturbance work should be completed outside of bird breeding season (typically February 1 through August 31).

**BIO-16:** In the event that initial groundwork cannot be conducted outside the bird breeding season, pre-construction surveys will be required within three days prior to construction. Should nesting birds be found, an exclusionary buffer will be established by the biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing will not be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.

**BIO-17:** MSHCP, Appendix C, Standard Best Management Practices 1-15.

**BIO-18:** On-site replacement of California live oak trees at a 10:1 replacement ratio

**BIO-19:** Off-site purchase of oak tree restoration credits from an approved mitigation bank or habitat conservation organization

**BIO-20:** A combination of on-site and off-site oak tree replacement/restoration.

**Monitoring:** A biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

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

##### **8. Historic Resources**

a) Alter or destroy a historic site?

☐
☐
☐
☒

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

☐
☐
☐
☒

**Source(s):** On-site Inspection, Project Application Materials, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016. "Cultural Resources Assessment, Kiley Properties Tract 37155, Riverside County, California" by LSA Associates, Gini Austermann, M.A., RPA, dated February 2018.

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

a-b) The results of the records search submitted for this project (TR37155) was prepared by Gini Austermann, M.A., RPA and Casey Tibbet, M.A. with LSA Associates, Inc. and is entitled: "Cultural Resources Assessment, Kylie Properties Tract 37155, Riverside County, California" dated February 2018 concluded that no "historical resources," as defined by CEQA, were encountered within or adjacent to the project area. Therefore, the County may reach a finding of No Impact regarding cultural resources. No mitigation measures are recommended for cultural resources.

**Mitigation:** No mitigation is required.

**Monitoring:** A portion of the project was not accessible for survey due to steep slopes and impenetrable vegetation; therefore, all ground-disturbing activities in the areas of steep slopes, dense vegetation, and drainages should be monitored by a qualified archaeologist. If buried cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist has been consulted to determine the nature of the find and provide treatment recommendations.

##### **9. Archaeological Resources**

☐
☐
☐
☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?				
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016. "Cultural Resources Assessment, Kiley Properties Tract 37155, Riverside County, California" by LSA Associates, Gini Austermann, M.A., RPA, dated February 2018.

**Findings of Fact:**

a-d) In order to identify potential impacts to "historical/archeological resources" LSA conducted a historical/archeological resources records search, pursued historical background research, and carried out a pedestrian field survey. No previously undocumented cultural resources were identified by the current field survey. Through the various avenues of research, this study did not encounter any "historical resources," as defined by CEQA, within the project area. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. In the event that Human remains are discovered CUL-2 will reduce impact to be less than significant. Likewise, if archeological materials are discovered CUL-1 will reduce impacts to be less than significant.

**Mitigation:**

**CUL-1:** In the event that archeological materials are encountered during construction, all construction work shall be halted and a qualified archeologist consulted to determine the appropriate treatment of the discovery (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

**CUL-2:** In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

**Monitoring:** A portion of the project was not accessible for survey due to steep slopes and impenetrable vegetation; therefore, all ground-disturbing activities in the areas of steep slopes, dense vegetation, and drainages should be monitored by a qualified archaeologist. With the implementation of Cul-1 and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cul-2 mitigation measures impacts would be reduced to be less than significant.

<b>ENERGY</b> Would the project:				
<b>10. Energy Impacts</b>				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) Energy related to land use is primarily associated with direct energy consumption. The proposed project would result in the need for the use of energy both during the construction and operation of the residential development. Construction of the residential units are expected to occur over a relatively short period of time (Building Permits generally expire within six months to one year) in relation to the overall life of the completed residential structure. Site preparation and grading would presumably result in use of fossil fuels for earth moving and hauling equipment, and construction workers' vehicles on site. Upon occupancy of these residential structures, operational energy consumption would typically result from on-site electricity, HVAC (Heating, Ventilation, and Air Conditioning), and the occupants' use of automobiles. Grading activities will be required to adhere to local, regional, and state standards, as well as best management practices. Construction of the structures will be subject to the California Building Code/Title 24, which includes Energy Efficiency and Green building standards that address energy consumption. Given the scale and size of the proposed project, it will be consistent with the applicable measures in the Climate Action Plan (CAP) and the General Plan policies focusing on energy consumption to include R2 Energy Measures LU-4.1, OS-16.1 through OS-16.10, AQ-4.4, AQ-5.2, AQ-5.4, and AQ-20.10 through AQ-20.12. Therefore, the project does not conflict with the state's renewable energy goals. Based on the site's environmental conditions, it is anticipated that the project would not result in significant impacts due to wasteful, inefficient or unnecessary consumption of energy resources during the construction of these residential structures. Therefore, any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” Riverside County GIS database, Geologist Comments, “Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California,” by Aragón Geotechnical, Inc. dated August 28, 2017.

**Findings of Fact:**

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed project. The site is located both within a currently designated Alquist-Priolo Earthquake Fault Zone, as well as a Riverside County Hazard Management Zone for active faults. Active fault traces have been identified and located by Aragón Geotechnical, Inc. within the tract limits, and building setbacks have been recommended. The Geotechnical Investigation by Aragón Geotechnical Inc., made several conclusions:

- A recommended setback from ground rupture hazards will reduce risks to structures and people to below a level of significance.
- The site lacks liquefaction opportunity due to a lack of shallow groundwater.
- Induced landslide hazard risks (collectively deep-seated landslides, shallow earth flows, slumps, or rockfall) are very low.

These conclusions demonstrate that any potential impacts can be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

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**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction.” Riverside County GIS database, Geologist Comments, “Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California,” by Aragón Geotechnical, Inc. dated August 28, 2017.

**Findings of Fact:**

Based on the information obtained from “Map My County,” the project site is located in an area with low to moderate potential for liquefaction. The Preliminary Geotechnical Report states that the potential for earthquake-induced liquefaction or lateral spreading beneath the proposed structures is considered very low or negligible due to a lack of shallow groundwater. AGI predicts shallow-groundwater conditions would be ephemeral and should in any event remain within dense older soils that are not susceptible to liquefaction. Therefore, impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction." Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

#### Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

### 14. Landslide Risk

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

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**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

#### Findings of Fact:

Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Investigation stated that the induced landslide hazard risks are very low. No grading or utility improvements are proposed in unstable areas, structural uses are restricted by active fault traces, and homes will be located distant from steeper slopes and therefore will not be vulnerable to landslide runout. People and structures will not be vulnerable to hazards from known susceptible areas due to distance and topographical areas. Cut and fill slopes will have high strength and have been calculated to be stable. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation is required.

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

#### 15. Ground Subsidence

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

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**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

#### Findings of Fact:

Temescal Valley has not yet been mapped by the California Geological Survey for State-delineated "Zones of Required Investigation" for either landsliding or liquefaction. However, landsliding, liquefaction, and subsidence susceptibility maps have been prepared for western Riverside County as a part of the County General Plan. Local safety element maps place TTM No. 37155 in "non-susceptible" to "high" liquefaction potential classifications. The County maps have very poor fidelity with respect to geological unit boundaries. Therefore, many aspects of AGI's field investigation were geared to evaluating liquefaction and settlement potentials in younger fan alluvium, based on site-specific estimates of historical high groundwater and soil relative densities.

The report states that the site lacks liquefaction opportunity due to a lack of shallow groundwater. Groundwater was not encountered in any explorations to the maximum depth explored of 66.5 feet. The known abandoned water well was dry above a blockage at 99.0 feet. Aragón Geotechnical has posited that saturated soils may on occasion occur as little as 25 feet below grade in alluvial wash areas in the south and west of the tract. These episodes would likely be seasonal and very short-lived (days). Development is expected to encounter recent stream-deposited sandy alluvium, plus denser and far better consolidated older sediments. Data indicate alluvium occupies flatter and lower-elevation parts of the project. The majority of the proposed lots would overlie the older alluvial unit. It is judged competent at depths of as little as two feet. Older fan deposits possess SPT N-values universally exceeding 30 at or below Aragón's high groundwater estimates. The site thus passes screening criteria used to differentiate sites with liquefaction hazard from those that have no hazard.

To address subsidence the report states the removal and re-compaction of the existing fills and surficial younger alluvium will result in material volume loss in the range of 15 to 18 percent, in our estimation. Average compaction subsidence of 0.2 foot under the action of heavy equipment would be a suitable and conservative estimate for all Qyf soil bottoms. Older alluvium has an expected shrinkage range of 7 to 10 percent, with accompanying 0.1 foot of bottom subsidence. Calculations of earth balance factors for the project as a whole are subject to uncertainty, based on the types of materials encountered to create planned pad grades and the contractor's achieved degrees of compaction. AGI expects any minor on-site volumetric discrepancies will be remedied by changes to as-built pad elevations, or by export. Therefore, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

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

#### 16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** On-site Inspection, Project Application Materials, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

#### Findings of Fact:

The Geotechnical Investigation rules out tsunamis, seiche and dam breaking hazards. The project site is inland, not adjacent to lakes or reservoir impoundments, and not within mapped inundation pathways for embankment failures of West Dam, Saddle Dam or East Dam at Diamond Valley Lake. Man-made Corona Lake located north of the tentative tract also poses zero hazard as it is much lower in elevation. There is a non-zero but low risk of flooding from the failure of the Temescal Valley Water District tank next to the southwestern corner of the tract. The steel reservoir is of very recent construction, however, and engineered to standards promulgated by Riverside County and the American Water Works Association to account for the local seismic risk. Additionally, intervening tract development, distance, and relative elevations will protect project improvements from hypothetical failure of the tank. The hazard probability is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

#### 17. Slopes

a) Change topography or ground surface relief features?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

#### Findings of Fact:

a) The Geotechnical Investigation expects new slopes of up to roughly 30 feet high within the project. It recommended that permanent manufactured slopes be designed and built according to the following bullet points:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- All cut and fill slopes should be designed at maximum slope inclinations of 2:1 or less.
- Fill slopes shall meet all recommended water conditioning and compaction criteria presented under Site Grading, and surfaces should be free of slough or loose soils in their finished condition. Fill compaction of 90 percent relative compaction or better at the slope face should be verified by appropriate testing. Vertical track-walking with dozers is the preferred finishing method as this best management practice slows the development of erosional rills and gullies. Alternatively, SWPPP practices such as fiber mulch and straw wattles may be considered. The report states that fill slopes designed and built to this standard using on-site materials will be globally and surficially stable.
- Keyways shall be constructed in accordance with the maps and graphic details included in the Preliminary Geotechnical Investigation, or as recommended by the Geotechnical Engineer.
- If cut slopes other than detention basin side slopes are contemplated in younger fan alluvium, then reconstruction as stabilization fill slopes is recommended, with minimum dimensions as shown on the appropriate grading detail in Appendix B of the Geotechnical Investigation.
- Brow ditches are recommended for all new cut slopes the intersect ascending adjacent ground.
- Should any slope steeper than 3:1 *and* taller than 30 feet be proposed, then the slope should be reanalyzed by AGI for global stability.
- Erosion control measures should be implemented for all completed slopes as soon as practicable, per applicable Riverside County ordinances.

b) There are slopes proposed to be higher than 10 feet and/or steeper than a 2:1 slope. Effects that may be caused by slopes higher than 10 feet will be mitigated by incorporating terrace drains and by compliance with the California Building Code. Effects that may be caused by slopes steeper than 2:1 will be mitigated by incorporating retaining walls and geogrid throughout. Erosional control measures will be taken with planting and landscaping along all slopes. All slopes will be designed by a Geotechnical Engineer to maximum stability, and impacts will be less than significant with GEO-1 and GEO-2 mitigation measures incorporated.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation:

**GEO-1:** Slopes will be designed by a Geotechnical Engineer. Terrace drains and landscaping must be incorporated into slopes higher than 10 feet.

**GEO-2:** Retaining walls and geogrid must be incorporated into slopes steeper than a 2:1 ratio.

Monitoring: No monitoring is required.

**18. Soils**

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

**Source(s):** USDA Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragon Geotechnical, Inc. dated August 28, 2017.

**Findings of Fact:**

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The California Building Code defines expansive as having an expansion index greater than 20. Per the Preliminary Geotechnical Investigation, blended site soils should have negligible expansion potential. Initial cuts in unit Q of might produce soils with expansion indices in the 20-30 range; however, these are likely to end up in the deepest portions of fills and should be isolated from bearing zones. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to all structures will mitigate the potential impact to less than significant. As CBC requirements are applicable to all structures, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Tract 37155 will have a sewer system that connects to existing sewer system in tract adjacent street. The sewer service has been accepted per "Will-Serve" letter from County of Riverside Department of Planning and Land Use. Upon submittal of sewer plans the District will determine which off-site facilities will handle the additional waste generated by the proposed tract. Due to the lack of septic systems it is determined that no impact will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** Aragon's Preliminary Geotechnical Investigation recommends that expansion index testing verify the predicted conditions upon completion of rough grading in the future pad areas. The exact number of tests should be determined by site observations made during grading, but should not be less than approximately one test per four lots (~20 tests total) plus one test per additional on-site or import soil type. If tests indicate an expansion index of 20 or higher, then plasticity index tests are



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended to ascertain needs for foundation deepening or concrete slab-on-grade stiffening, subgrade pre-saturation, or other means of limiting soil water content changes during and after construction.

**19. Wind Erosion and Blowsand from project either on or off site.**

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

**Source(s):** USDA Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

**Findings of Fact:**

The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. By complying to the California Building Code and the implementation of mitigation measures **WE-1** through **WE-3** the project will not result in an increase in wind erosion and blowsand, either on or off site and the project will have a less than significant impact.

**Mitigation:**

**WE-1:** Applying water to high traffic areas and/or on-site location undergoing grading/excavation.

**WE-2:** Covering small stockpiles.

**WE-3:** Apply a chemical soil binder such as Hydroseed to graded or low traffic areas.

**Monitoring:** No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County Climate Action Plan. "Air Quality and Greenhouse Gas Emissions Impact Analysis Tentative Tract Map No. 37155 County of Riverside" by Vista Environmental, August 6, 2018.

**Findings of Fact:**

a-b)The data provided in Table R of the Air Report shows that the proposed project would create 1,805.80 MTCO<sub>2</sub>e per year. According to the County of Riverside CAP threshold of significance detailed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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above in Section 8.5, if a project creates less than 3,000 MTCO<sub>2</sub>e per year, the GHG emissions from the proposed project is determined to be less than significant. It should also be noted, that the proposed homes will be required to meet the 2019 Title 24 Part 6 building standards, since grading will take at least 6 months and building construction will not start until after January 1, 2020, when these standards go into effect. The 2019 Title 24 Part 6 building standards require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. The County also requires that the all new developments to institute the water conservation measures that are detailed in the California Green Building Code. For these reasons, a less than significant generation of greenhouse gas emissions would occur from construction and operation of the proposed project.

The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The County of Riverside adopted the County of Riverside Climate Action Plan (CAP) on December 2015 and updated July 2018. The CAP utilizes a GHG emissions reduction target of a 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The CAP has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP has provided a threshold of 3,000 MTCO<sub>2</sub>e per year, which was based on capturing 90 percent of emission from all projects in the County, to be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. As detailed above in Section 9.7, the proposed project would generate 1,805.80 MTCO<sub>2</sub>e per year, which is within the 3,000 MTCO<sub>2</sub>e per year threshold. It should also be noted, that the proposed homes will be required to meet the 2019 Title 24 Part 6 building standards, since grading will take at least 6 months and building construction will not start until after January 1, 2020, when these standards go into effect. The 2019 Title 24 Part 6 building standards require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. For these reasons, the proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and would have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016.

**Findings of Fact:**

a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed, a Phase I Environmental Site Assessment (ESA) was prepared for the project site. Based on review and evaluation of the findings identified as a result of this Phase I ESA, Remediation Sciences has found the assessment has not provided evidence that there are any Recognized Environmental Conditions in connection with the subject property. As the project proposes residential uses, the project is not anticipated to use hazardous materials, other than typical household chemical products. Therefore, the project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. During construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. However, compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evaluation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. The project has adequate emergency access and has allowed for an additional fire access road to the northwest. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Todd Academy is located approximately one mile north of the site. There are no existing or proposed schools within one quarter mile of the site. Additionally, the project is for a residential subdivision and does not propose the transportation of hazardous materials. Therefore, no impact would occur.

e) It has been verified per Envirostar database map of hazardous sites, that the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The Riverside County Airport Influence Area Map verifies the project is not located within an Airport Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The Riverside County Mapping Portal, Airport Influence Area Map verifies the project site is neither located within an airport land use plan nor within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Preliminary Hydrology/Hydraulics Study for Tract 37155 by Adkan Engineers April 10, 2017/Revised November 6, 2018, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

**Findings of Fact:**

a) When grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate Bio-Retention basins to store and clean on-site flows, while properly disposing of any off-site drainage flows. The project will not violate any water quality standards or waste discharge requirements because it will comply with NPDES and County standards. The project's implementation of a Water Quality Management Plan (WQMP) with post-construction BMPs to receive stormwater runoff will assist in reducing this impact to less than significant.

b) The geotechnical report and Phase I Environmental Site Assessment for the proposed Project stated that the groundwater was not observed during subsurface exploration to the maximum explored depth



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of 66.5 feet. Groundwater is not anticipated to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Per a “will-serve” letter from the Temescal Valley Water District it is their intention to provide the project with all potable and non-potable water services. Therefore, less than significant impacts will occur.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. Therefore, the site will not be used to recharge groundwater. However, infiltration would occur in the landscaped areas, the water retention basin and open space area. Therefore, with incorporation of regional management efforts for groundwater resources as part of the Project Design, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) The site is an extension to Tract 36317 located to the west. The 53.7 acres drain to the northeast; runoff is eventually intercepted by existing concrete swales and discharged into existing inlet structures. Onsite flow joins Tract 36317’s bypass storm drain along Santiago Canyon Road, which outlets into the Temescal Wash.

The Hydraulic study determined that the proposed facilities demonstrate the ability to convey the 10- and 100-year storm events safely and efficiently. The post development impacts created by the additional impervious surface will be treated by the use of the on-site infiltration basin or bioretention basin. The hydrologic condition of concern has been mitigated by mimicking the pre-development hydrograph with the post development hydrograph, for a 2-year return frequency storm. The proposed project will continue to convey drainage through the site and will not substantially impact the existing drainage pattern of the area. Therefore, impacts are considered less than significant.

d) Riprap, terrace drains, and landscaping are proposed surrounding drainage areas to minimize erosion and siltation on-site. Infiltration and bioretention basins on-site will collect storm flows, eventually discharging them into the Temescal Wash, which will minimize erosion and siltation off-site. These flows are to be considered self-treating and impacts are considered less than significant.

e-f) Downstream facilities were analyzed to check that they would be able to handle the projected flow, which would not cause a substantial increase to on site or off site surface runoff that would cause flooding. On-site infiltration and bioretention basins will collect storm flows, protect the site from flooding, and eventually will discharge flows into the Temescal Wash, which would not cause off site flooding. Onsite flows to the north and west of the tract will be treated with an infiltration basin located at the northwest corner of the site. Excess flows will discharge to the existing 30” RCP storm drain per Tract 31908. Runoff from the east and south will be treated in a bio-retention basin located at the south end of the tract, and released into the Temescal Wash. Runoff from the southwest, future Kiley Park, will be concentrated in a 3’-wide v-ditch and conveyed to the north, discharging into a proposed catch basin and routed to the existing 30” RCP storm drain on Kingbird Drive. Runoff along the easterly portion of the site will be carried via a 3’-wide v-ditch and discharged into the Temescal Wash. These flows are considered self-treating and would not create additional sources of polluted runoff. With implementation of the proposed project drainage facilities discussed above. The existing storm drain that is being tied into has taken the project site hydrology runoff into account already. With this and the addition of on-site bio-retention basins impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g-h) According to FEMA and County of Riverside Flood map the project site is not located in a flood zone that is vulnerable to tsunami or seiche. Therefore, it will not redirect flood flows or release pollutants in case of inundation and there are no impacts.

i) There is no groundwater management plan for the area. The project proposes a WQMP as part of the site design. This will mitigate as well as store the 2, 5, and 10 year storm events. Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

##### **24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

#### Findings of Fact:

a) The project site is surrounded to the north and west with similar single-family development. The Project site has an existing General Plan Land Use Designation of Medium Density Residential (MDR) within the Temescal Canyon Area Plan. The applicant is proposing a change of zone from Rural Residential (R-R) to Planned Residential (R-4). The proposed Project is consistent with the development pattern of the surrounding area because the surrounding single-family residences were approved with separate entitlement, and the adjacent area is comprised mostly with single family residential units and vacant lots for residential purposes. While the subject land is currently designated Rural Residential (R-R) for 0.5-acre lots, the land immediately to the east and north are part of Specific Plan No. 256A1, which permits 4.1 DU/AC. The Change of Zone to R-4 would allow 3,500 square foot size lots (12.4 DU/AC) and, combined with the number of dwelling units proposed (79 dwelling units, resulting in 1.47 DU/AC), the Project would be compatible with the surrounding area. Furthermore, by utilizing the change of zone, clustering dwellings together and keeping the number of residences at 79 it has minimized impact to and protected biologically sensitive areas. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use in the area due to similar land use designations in the region and required urban type improvements.

b) The proposed project is not in a location that will disrupt or divide the physical arrangement of an established community. There is development to the north and west of the proposed project site, but not to the south or east. No physical barriers (bridges, highways, utility easements, storm drain channels) are proposed with the project that would physically divide the existing neighborhoods in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project vicinity, nor would it divide low income or minority areas should they exist in the area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

<b>25. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-6 "Mineral Resources Area," Riverside County GIS Database.

#### Findings of Fact:

a-c) According to General Plan Figure OS-6 and to the Riverside County GIS Database ("Map My County"), the proposed Project site is not known to contain any known mineral resources, and the project site is not designated as a locally important mineral resource recovery site. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. The adjacent mines Coachella Valley Aggregate, CEMEX and Chandler Aggregate Inc are in located within Fig 3 of Temescal valley General plan map of mineral resources area. However, the proposed project is not located within the boundary and is not influenced by the mines. Therefore, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

#### **NOISE** Would the project result in:

<b>26. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

a-b) The project site is neither located within an airport land use plan nor within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive airport noise levels. Therefore, no impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

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b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

**Findings of Fact:**

***Fundamentals of Sound and Environmental Noise***

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LEQ (Equivalent Energy Noise Level):** The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

**CNEL (Community Noise Equivalent Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

**LDN (Day-Night Average Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

- a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own. Therefore, this impact is considered less than significant.  
The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.
- b) The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. Therefore, the proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

**Mitigation:** 90 PLANNING MM Noise 1 has been conditioned that prior to building permits, proof of a noise impact analysis and design considerations to reduce interior and exterior noise levels are required to prove the noise is below acceptable levels of the County Standards of 65 dBA CNEL.

**Monitoring:** No monitoring is required.



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

##### 28. Paleontological Resources

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

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**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Riverside County GIS Database

#### Findings of Fact:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the mitigation measure PALEO-1, the project will have less than significant impact on paleontological resources.

#### Mitigation:

**PALEO-1:** Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

**Monitoring:** Monitoring will occur through the Building and Safety Plan Check process.

#### POPULATION AND HOUSING Would the project:

##### 29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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**Source(s):** Project Application Materials, Riverside County GIS database, Riverside County General Plan Housing Element

#### Findings of Fact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Project site is comprised of vacant land. Therefore, the proposed Project will neither displace any residents nor require the construction of replacement housing. Because the project will not displace any residents, it will not create a demand for additional housing. No impacts will occur.

c) The project site is currently zoned for Rural Residential (R-R) with a density of two dwelling units per acre. The project proposes a Change of Zone to Planned Residential (R-4), which allows for a higher density. However, comparing the number of lots to the size of the project site shows a density of 1.47 dwelling units per acre. There will be less population growth than planned for in this area. Therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**30. Fire Services**

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

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project and has the required resources needed to service the addition of 79 homes. Located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with fees paid to comply with Riverside County Ordinance No. 659, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

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

Findings of Fact: The proposed project area is serviced by the Riverside County Sheriff's Department. Because the area is already serviced by the Sheriff's Department, which has the required resources to service the addition of 79 homes, less than significant impacts to emergency response times or overall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts on Sherriff's Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

### 32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

#### Findings of Fact:

The proposed project area is part of the Corona-Norco Unified School District. Though schools in the area are already impacted, any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to school districts. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Elementary students will likely go to Todd Elementary and high school students will likely go to Santiago High School. This is based on the Corona-Norco School Districts map and will be determined by the District/County. Fees will mitigate impacted school. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

### 33. Libraries

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

#### Findings of Fact:

This Project is subject to the requirements of the County Ordinance No. 659, which establishes the utilities and public services mitigation fees applicable to all projects to reduce the incremental impacts to these services. The project is conditioned under Advisory Notification Document 10 Planning MAP. It is a mitigation fee and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are fueled through private insurance or state-funded medical programs. All if any DIF fees required will be collected. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION** Would the project:

<b>35. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project does include recreational facilities such as pedestrian paths and open space. Parks which include Benches, D.G. walking paths, Meadow turf area and Tot Lot Play area, which will be CFD maintained. However, these areas do not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts would be considered less than significant.

b) Because the proposed project includes a large park with minimal exercise equipment, a tot-lot. and walking trails, it is not anticipated that the project will significantly increase the needs or use of additional recreational facilities. Therefore, less than significant impacts will occur.

c) The Large 3.95 acre park will be CSA maintained. The park will be provided in lieu of QUIMBY fees. Therefore, no impacts will occur.

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

Monitoring: No monitoring is required.

<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System,

Findings of Fact:

The proposed project's design contains a decomposed granite trail that will join Towhee Lane and connect to existing trails in TR 36317 and Deleo Park, pass through the passive park, then branch off to the proposed residences to the east, and also venture off to the open space area/Cleveland National Forest to the south. The increase of trails for the area will result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>TRANSPORTATION</b> Would the project:				
<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) 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"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed grading activities will require the transport of grading equipment to and from the Project site, and may result in related short-term circulation activities. Based on the relatively low



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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density of the proposed project compared to its area, the project will not result in the increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program subject to the required transportation related improvements. Therefore, impacts are considered less than significant.

c) The future development of the project site will not require modifications to any existing public right-of-way, nor will it result in hazardous design features such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway that provides access to the Project is already designed or conditioned in accordance with County of Riverside guidelines and will provide adequate Fire Department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside Guidelines. Therefore, no impact will occur.

d) Future development of the Project site may result in the need for new or altered maintenance of roads, which is partially resolved with TUMF fees. The project has been conditioned to prepare improvement plans. The scope of these improvements is in accordance with existing standards and connect to existing surrounding streets. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

e) Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the travelling public and circulation is protected during construction will ensure that less than significant impacts will occur during construction.

f) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, and gate width and opening will ensure that adequate emergency access into and out of the Project site is available. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval such as 80. FIRE. Permit regarding fire access lanes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

### 38. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan, Temescal Canyon Area Plan

#### Findings of Fact:

Temescal Canyon Area Plan (TCAP) Figure 8, Temescal Canyon Trails and Bikeway System, depicts planned recreational trails within this Project area. A comparison of the project's location with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned bike trail designations as applied to the Project site by the TCAP. A Design Guidelines Trail is depicted on the Temescal Canyon Trails and Bikeway System map north of the site and a Non-County Trail (Indian Truck Trail)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exists west of the project site. The project does not propose the construction or expansion of a bike system or bike lanes. Therefore because the project site location is consistent with TCAP Figure 8, a trail system is planned for and exists within the project vicinity, and no bike system is proposed with project implementation, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or 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:

**39. Tribal Cultural Resources**

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

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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, the lead agency shall consider the significance of the resource to a California Native American tribe.)

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**Source(s):** "Cultural Resources Assessment – Kiley Properties TR 37155" prepared by LSA Associates dated February 2018

Findings of Fact:

a) A cultural resources search, literature review, and pedestrian survey were conducted for the project. No previously undocumented cultural resources were identified by the current field survey. Through the various avenues of research, this study did not encounter any "historical resources" as defined by CEQA within the project area. LSA recommends to the county a finding of No Impact regarding cultural resources.

b) A request was sent to the Native American Heritage Commission (NAHC) on January 18, 2018, requesting a Sacred Lands File (SLF) search and a list of Native American tribes to contact pursuant to the Riverside County Scoping requirement. The NAHC responded on January 22, 2018 with the results of the SLF search. The results of the SLF search indicate that no sacred sites were documented within the one-mile search area. Riverside County Scoping Letters were sent to 14 tribes to inform them of the project and to inquire as to known Tribal Cultural Resources in the area. To the date of LSA's Cultural Resources Assessment, the Agua Caliente Band of Mission Indians and the Pala Band of Mission Indians both indicated that the project is outside the boundaries of their Traditional Use Areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 1, 2018. On May 15, 2018 the County sent the Cultural Resources Phase I Report for TTM37155 and the corresponding conditions of approval for this Project to the Consulting Tribes. By June 1, 2018, four of the Tribes initiated consultation, one declined, and the remaining Tribes did not respond. The County concluded consultation with all of the participating Tribes by January 14, 2019.

**Mitigation:** No mitigation is required.

**Monitoring:** The conditions of approval require that prior to any ground disturbing activities a Native American Monitor be on site to facilitate avoidance of or if avoidance is not possible, to minimize negative impacts to Tribal Cultural Resources if they are encountered. Therefore, there are no impacts.

#### **UTILITIES AND SERVICE SYSTEMS** Would the project:

<b>40. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation 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 and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Will Serve Letter from Temescal Valley Water District dated June 20, 2017.

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

a-b) Tract Map 37155 is for the subdivision of 53.7 gross acres into 79 residential lots and seven open space lots. The Change of Zone will change the zone from Rural Residential (R-R) to Planned Residential (R-4). As stated in the letter from the Temescal Valley Water District indicated above, the Project site is located within the service boundaries of TVWD and domestic water service exists. Water service to individual lots will require the extension of water facilities within dedicated public and/or private rights-of ways, subject to terms, and conditions established by TVWD, including but not limited to fees, charges, and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1). Per "Will-Serve" letter from TVWD they have the capability to handle the water and sewer demands of the proposed project. Furthermore, the bio-retention basins on-site will be sized to handle the 2, 5, and 10 year storm events. Inlets are sized to handle the 100 year rational runoff. Therefore, less than significant impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>41. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Source(s):** Department of Environmental Health Review, Will Serve Letter from Temescal Valley Water District dated June 20, 2017

**Findings of Fact:**

a-b) Tract Map 37155 is for the subdivision of 53.7 gross acres into 79 residential lots. The Change of Zone will change the zone to Planned Residential (R-4). As stated in the "Wil-Serve" letter from the Temescal Valley Water District indicated above the Project site is located within the service boundaries of TVWD and domestic sewer service exists. Sewer service to individual lots will require the extension of sewer facilities within dedicated public and/or private rights-of-way, subject to terms and conditions established by TVWD, including but not limited to fees, charges, and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1). Therefore, less than significant impacts will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>42. Solid Waste</b>				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, Land Canyon, or El Sobrante Landfill. This landfill has a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during construction and long-term operation, and there will be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established in an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with the future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with a California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. As such, the Project would comply with mandates of applicable solid waste statutes and regulations, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

#### 43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that would support the project. Compliance with the connection requirements, which may include fees, of Southern California Gas, Verizon and AT&T, Temescal Valley Water District, and Riverside County Transportation Department will ensure that potential impacts to utility facilities would be less than significant.



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

Monitoring: No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", Riverside County GIS database, Project Application Materials

Findings of Fact:

a-e) The proposed project is located within a very high fire hazard area. The project is located within State Responsibility Area. The project will need to comply with SRA regulations and will need to be consistent with the requirements for 10-foot setbacks between structures. In addition, the site allows for secondary access for emergency vehicles. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries, and turning radius. Conceptual fuel modification plans will be implemented with project landscape and improvement plans.

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project, located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with fees paid to comply with Riverside County Ordinance No. 659, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and, pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:**

**45.** 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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☒

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** Implementation of the proposed project would not substantially degrade the quality of the environment. As discussed in the analysis of this initial study, impacts to Aesthetics, Agriculture & Forest Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment.

Air Quality, Biological Resources, Geology/Soils and Paleontological Resources have mitigation measures required for the project that reduce impacts to less than significant levels. See sections above to reference mitigation measures in each category.

The project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All the environmental topics in the analysis would have no impact, less than significant impact, or less than significant impact with mitigation incorporated.

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

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☐
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**Source(s):** Staff Review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project does not have impacts which are individually limited, but cumulatively considerable because any potentially significant impact has been reduced to less than significant levels with mitigation measures and conditions that must be complied with. The project would also be in compliance with the General Plan growth projections and would abide by various regulations and management plans pertaining to, but not limited to air quality, water quality, habitat management, transportation, etc.).

<b>47.</b> Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The analysis throughout this initial study found that environmental impacts identified would not expose people to hazards, air quality risks, excessive noise, water quality issues, or other potential environmental effects. Any impacts identified would either have no impact, less than significant impact or less than significant impact with mitigation incorporated, which would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

## 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: None utilized.

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

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

## VII. AUTHORITIES CITED

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

Air Quality and Greenhouse Gas Emissions Impact Analysis; Vista Environmental, (2019) Marisa Jue, Greg Tonkovich, AICP.

Determination of Biologically Equivalent or Superior Preservation; LSA Associates, Inc. (2019).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Consistency Analysis; LSA Associates, Inc. (2019)

Oak Tree Assessment; LSA Associates, Inc. (2017).

Cultural Resources Assessment; LSA Associates, Inc. (2018), Gini Austerman, M.A., RPA.

Preliminary Geotechnical Investigation; Aragon Geotechnical, Inc. (2017).

Temescal Valley Water District Will Serve Letter; County of Riverside Planning & Land Use, (2017)



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

Juan C. Perez  
Agency Director



03/10/20, 3:15 pm

**PPT190004**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT190004. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1                      AND - MM BIO-14**

BIO-14: Toxics Land uses proposed in proximity to the MSHCP Conservation Area that are potentially toxic or may adversely affect wildlife species, habitat, and water quality include the use of chemicals and fertilizers for agricultural and commercial and residential uses, and petroleum product runoff from paved surfaces. These potential toxicants are not anticipated to be substantially increased by the proposed project. Prior to grading permits, any stormwater improvements will be designed to prevent or reduce toxic loads.

**Advisory Notification. 2                      AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT190004) and 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. 3                      AND - Project Description & Operational Limits**

Plot Plan 190004 to allow a Planned Residential Development. The proposed single-family residences are expected to range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.

Change of Zone No.1800010 to change the site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision.

Tentative Tract Map No. 37155, a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet, with an average lot size through the subdivision of 5,930 square feet. The project also includes seven (7) lots for non-residential use. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 3.95 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure).

**Advisory Notification. 4                      AND - MM BIO-1**

BIO-1: To mitigate for impacts to water quality the project will incorporate storm drain facilities, to



## **ADVISORY NOTIFICATION DOCUMENT**

### **Advisory Notification**

#### **Advisory Notification. 4                    AND - MM BIO-1 (cont.)**

include an infiltration basin, bio-retention basin, and a v-ditch.

#### **Advisory Notification. 5                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Map 37155, dated January 2020

Conceptual Design manual TTM37155 March 2019

#### **Advisory Notification. 6                    AND - Federal, State & Local Regulation Compliance**

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

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

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

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

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 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. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous 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)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6                    AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### **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. 7                    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 Plot Plan No. 190004, Change of Zone No. 1800010, Tentative Tract Map No. 37155 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 Plot Plan No. 190004, Change of Zone No. 1800010, Tentative Tract Map No. 37155, 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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 7 AND -Hold Harmless (cont.)

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 Water/Sewer

The proposed development shall obtain potable water service and sanitary sewer service from Temescal Valley Water District. Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

### Fire

#### Fire. 1 GEN - Fire

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

3. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

### Planning

#### Planning. 1 Gen - Causes for Revocation

In the event the use hereby permitted under this permit is found:

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 1                                      Gen - Causes for Revocation (cont.)**

(a) to be in violation of the terms and conditions of this permit; and/or,  
(b) to have been obtained by fraud or perjured testimony; and/or,  
(c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,  
then this permit shall be subject to revocation procedures.

#### **Planning. 2                                      Gen - Reclaimed Water**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

#### **Planning. 3                                      Gen - Review Fees**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

#### **Planning. 4                                      MM GEO-1**

GEO-1: Slopes will be designed by a Geotechnical Engineer. Terrace drains and landscaping must be incorporated into slopes higher than 10 feet.

### Planning-EPD

#### **Planning-EPD. 1                                      BIO-5 EPD**

All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

#### **Planning-EPD. 2                                      BIO-6 EPD**

A weed abatement program will be developed to minimize the importation of nonnative plant material during and after construction. Eradication strategies will be employed should and invasion occur.

#### **Planning-EPD. 3                                      BIO-7 EPD**

A biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

#### **Planning-EPD. 4                                      BIO-8 EPD**

Lighting. Night lighting shall be directed away from the MSHCP Conservation Area to protect species

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

#### Planning-EPD. 4

#### BIO-8 EPD (cont.)

within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

#### Planning-EPD. 5

#### BIO-9 EPD

Noise. Proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

### Planning-GEO

#### Planning-GEO. 1

#### GEO180013 ACCEPTED

County Geologic Report GEO No. 180013, submitted for the project TR37155, was prepared by Aragon Geotechnical, Inc. (AGI). The report is titled; "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 280-150-004, Temescal Valley, Riverside County, California," dated August 28, 2017. In addition, AGI has submitted the following documents for the project:

"Fault Hazard Investigation, Tentative Tract Map No. 37155, APN 280-150-004, Temescal Valley, Riverside County, California," dated May 24, 2018.

GEO No. 180013 concluded:

1. TTM No. 37155 is impacted by both an official State of California Earthquake Fault Zone for the Glen Ivy North fault, and a Riverside County Hazard Management Zones for multiple active faults.
2. Active fault traces have been identified and located by AGI within the property limits, and building setbacks have been recommended and plotted on the Geotechnical Map. It is AGI's opinion that the recommended setback will reduce risks to structures and people from ground rupture hazards to below a level of significance.
3. AGI finds that surface settlements from dry-sand volumetric changes should be insignificant.
4. AGI's investigation findings are that liquefaction opportunity is usually absent due to a lack of shallow groundwater.
5. It is AGI's opinion that induced landslide hazard risks (collectively deep-seated landslides, shallow earth flows, slumps, or rockfall) are very low within the designated development areas.
6. AGI categorically rules out tsunamis, seiche, tank rupture, and dam breaching hazards due to the site's location.
7. AGI concludes that the site could be at risk for debris flow hazard during peak discharges from the large watershed to the south of the proposed tract. Mitigation measures to reduce this risk should be incorporated into the civil design and illustrated on the future grading plans.
8. Proposed slopes up to 30 feet high, with and without a retaining wall structure up to 16 feet at the



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO180013 ACCEPTED (cont.)

toe, were analyzed and found to have adequate factors of safety.

9. AGI believes that blended site soils will have negligible expansion potential.

GEO No. 180013 recommended:

1. All vegetation, structures/foundations/utilities, and debris within the limits of new construction should be removed and properly disposed of offsite.

2. Remedial grading is recommended to remove and replace old fills, non-engineered fault trench backfills, and compressible natural soils as engineered compacted fills.

3. All fault trench backfill, where said trenches are within a developed-space area, should be removed and replaced as engineered fill.

4. Alluvial bottoms shall demonstrate in-place dry densities of 85% or greater of the laboratory-determined maximum dry density to be accepted, and exhibit insignificant macro-porosity.

5. The Lot 24 and any other confirmed water wells should be properly grouted, sealed, and capped by a C57-licensed drilling contractor in accordance with Riverside County and State DWR regulations.

6. Subsurface drainage devices such as ravine subdrains and slope keyway heel drains are recommended to mitigate potential rising water conditions from anthropic recharge in TTM No. 37155.

7. Oversize rock is expected to be encountered during grading, and may be placed individually in deep fill, or optionally removed from the site, crushed to 6-inch minus fragments and mixed with regular soil fill, used for channel or dissipater riprap, or saved for use as landscape rock.

GEO No. 180013 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180013 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Plan: PPT190004

Parcel: 290150004

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1                      BIO-10 EPD                      Not Satisfied

Invasive Species. Prior to recordation of the map, it will state that any proposed landscaping adjacent to the MSHCP Conservation Area shall not include plants listed in Table 6-2 of the MSHCP.

050 - Planning-EPD. 2                      Donation Agreement with the RCA - EPD                      Not Satisfied

Prior to recordation, or issuance of a grading permit whichever comes first, the applicant will submit to the Environmental Programs Division (EPD) of the Riverside County Planning Department proof that they have entered into a donation agreement with Western Riverside County Regional Conservation Authority (RCA) for the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155.

050 - Planning-EPD. 3                      Trails and Fencing Consultation with RCA - EPD                      Not Satisfied

Prior to recordation, the applicants must provide EPD with documentation demonstrating that they have consulted with the Western Riverside County Regional Conservation Authority (RCA) in regards to trail and fencing plans for the areas in and around the lands donated to the RCA for conservation.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      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                      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 for additional information and requirements.

Planning

060 - Planning. 1                      Gen - Construction Noise                      Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      Gen - Construction Noise (cont.)                      Not Satisfied

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2                      Gen - Fee Status                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26344, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 3                      Gen - Required Applications                      Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800010 has been approved and adopted by the Board of Supervisors and have been made effective.

This permit shall conform with the development standards of the Conceptual Design Manual applied to the property.

060 - Planning. 4                      MM CUL-1                      Not Satisfied

CUL-1: In the event that archaeological materials are encountered during construction, all construction work shall be halted and a qualified archaeologist shall be consulted to determine the appropriate treatment of the discovery. (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

060 - Planning. 5                      MM CUL-2                      Not Satisfied

CUL-2: In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

060 - Planning. 6                      MM GEO-1                      Not Satisfied

GEO-1: Prior to issuance of grading permits, plans shall demonstrate that all slopes will be designed by a Geotechnical Engineer. Terrace drains and landscaping must be incorporated into slopes higher than 10 feet.

060 - Planning. 7                      MM WE 1-3                      Not Satisfied

MM WE 1-3. The applicant shall apply the wind erosion mitigation measures:

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 MM WE 1-3 (cont.) Not Satisfied

WE-1: Applying water to high traffic areas and/or on-site location undergoing grading/excavation.

WE-2: Covering small stockpiles.

WE-3: Apply a chemical soil binder such as hydroseed to graded or low traffic areas.

Planning-EPD

060 - Planning-EPD. 1 BIO-12 EPD Not Satisfied

Grading/Land Development. Prior to grading permit issuance, the plans shall display manufactured slopes shall not extend across the parcel line of the MSHCP Conservation Area. All land disturbances associated with construction and operation of the project, including fire management/fuel modification, will be wholly contained within the proposed project parcel boundary.

060 - Planning-EPD. 2 BIO-15 & BIO-16 MBTA Nesting Bird Survey - EPD 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 (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit or any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 BIO-17 EPD Not Satisfied

Prior to grading permit issuance the project will demonstrate that it complies with MSHCP, Appendix C, Standard Best Management Practices 1-15:

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.

4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 BIO-17 EPD (cont.)  
prior to initiation of work.

Not Satisfied

5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.

6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.

7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.

8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.

11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.

13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).

14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3                      BIO-17 EPD (cont.)                      Not Satisfied  
shall be instructed that their activities are restricted to the construction areas.

15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs

060 - Planning-EPD. 4                      BIO-18 Oak Tree HMMP - EPD                      Not Satisfied  
An Habitat Mitigation and Monitoring Plan (HMMP) shall be submitted prior to grading permit issuance.

The Oak Tree HMMP shall include, but need not be limited to, the following information:

- Proposed oak tree replacement ratio
- Amount of off-site oak tree restoration credits to be purchased
- Size and species of the replacement trees. Replacement trees must be the same species as trees being removed.
- Location of replacement/mitigation sites within the Project area
- Proposed long-term maintenance and monitoring strategy to ensure survival
- Discussion of expected survival rate and success criteria

060 - Planning-EPD. 5                      BIO-3 Purchase of Mitigation Credits - EPD                      Not Satisfied  
Prior to issuance of a grading permit, the applicant shall compensate for the permanent loss of 0.008 acre of riverine habitat, the project will mitigate for permanent impacts at a 3:1 ratio. Compensation for permanent impacts will include one or a combination of the following: Off-site habitat enhancement/preservation, off-site participation in an in-lieu fee program for habitat restoration (reestablishment/rehabilitation), and/or the purchase of credits from a mitigation bank for habitat restoration (reestablishment/rehabilitation).

060 - Planning-EPD. 6                      BIO-4 EPD                      Not Satisfied  
Prior to grading permits, the plans and ECS will state that prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment should be operated in a manner to prevent accidental damage to areas to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities

060 - Planning-EPD. 7                      BIO-5 EPD                      Not Satisfied  
Prior to grading permit issuance, the plans and ECS shall display that all equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

060 - Planning-EPD. 8                      BIO-6 Weed Management Plan - EPD                      Not Satisfied  
Prior to issuance of a grading permit, the applicants must provide the Environmental Programs Division (EPD) of the Riverside County Planning Department with a Weed Management Plan for



Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8                      BIO-6 Weed Management Plan - EPD (cont.)                      Not Satisfied  
review and approval.

The Weed Management Plan must include all best management practices being proposed to prevent the invasion of non-native plant species into lands being donated to the Riverside Conservation Authority (RCA) and temporarily impacts stream beds.

060 - Planning-EPD. 9                      BIO-7 EPD                      Not Satisfied

Prior to grading permits, the plans and ECS will state that a biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

060 - Planning-EPD. 10                      BIO-8 EPD                      Not Satisfied

Lighting: Prior to grading permits, the plans and ECS will state that night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MHSCP Conservation Area is not increased.

060 - Planning-EPD. 11                      BIO-9 EPD                      Not Satisfied

Noise. Prior to grading permits, the plans and ECS will state that proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

060 - Planning-EPD. 12                      Donation Agreement with the RCA - EPD                      Not Satisfied

Prior to to issuance of a grading permit, or recordation whichever comes first, the applicant will submit to the Environmental Programs Division (EPD) of the Riverside County Planning Department proof that they have entered into a donation agreement with Western Riverside County Regional Conservation Authority (RCA) for the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155.

060 - Planning-EPD. 13                      Fencing Plan - EPD                      Not Satisfied

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

Areas of the project adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), 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 FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows.

The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 13          Fencing Plan - EPD (cont.)          Not Satisfied

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.

060 - Planning-EPD. 14          Streambed Alteration Permits - EPD          Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and a 404 permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

060 - Planning-EPD. 15          Temporary Fencing - EPD          Not Satisfied

Areas of the project adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155, 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. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 16          Weed Management Plan - EPD          Not Satisfied

Prior to issuance of a grading permit, the applicants must provide the Environmental Programs Division (EPD) of the Riverside County Planning Department with a Weed Management Plan for review and approval.

The Weed Management Plan must include all best management practices being proposed to prevent the invasion of non-native plant species into lands being donated to the Riverside Conservation Authority (RCA) and temporarily impacts stream beds.

Planning-PAL

060 - Planning-PAL. 1          PRIMP          Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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

Plan: PPT190004

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1                      PRIMP (cont.)                      Not Satisfied

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 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.
14. 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)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      NO BUILDING PERMIT W/O GRADING PERMIT                      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.

Plan: PPT190004

Parcel: 290150004

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied

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

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

1. Submitting a "Wet Signed" copy of the 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 or other means of site stabilization as approved by County Inspector 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 Fire - Access Not Satisfied

1. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
2. During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
3. If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)
4. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
5. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 Fire - Water Not Satisfied

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
2. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the

Plan: PPT190004

Parcel: 290150004

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2                      Fire - Water (cont.)                      Not Satisfied

information given. Subsequent design changes may increase or decrease the required fire flow.

3. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

4. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

5. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)

Planning

080 - Planning. 1                      Gen - Construction Noise                      Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 2                      Gen - Fee Status                      Not Satisfied

Prior to issuance of building permits for Plot Plan No. 190004, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 3                      Gen - School Impact Fees                      Not Satisfied

Impacts to the Corona Norco Unified School District be addressed in accordance with California State law.

080 - Planning. 4                      MM CUL-2                      Not Satisfied

CUL-2: In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and

Plan: PPT190004

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80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 4                      MM CUL-2 (cont.)                      Not Satisfied  
associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

Planning-EPD

- 080 - Planning-EPD. 1                      BIO-2 EPD                      Not Satisfied  
Prior to issuance of building permits, the plans and ECS will state that riverine areas temporarily affected by the project will be recontoured to their original grades. These areas are sparsely vegetated in the alluvial stream bottoms and are anticipated to revegetate naturally over time, to the extent they will support vegetation.

- 080 - Planning-EPD. 2                      BIO-20 EPD                      Not Satisfied  
Prior to issuance of building permits, the applicant needs to demonstrate that they have used a combination of on-site and off-site off-site oak tree replacement/restoration.

- 080 - Planning-EPD. 3                      BIO-4 EPD                      Not Satisfied  
Prior to issuance of building permits, the plans and ECS will state that prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment should be operated in a manner to prevent accidental damage to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities.

- 080 - Planning-EPD. 4                      BIO-5 EPD                      Not Satisfied  
Prior to issuance of building permits, the plans and ECS will state that all equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

- 080 - Planning-EPD. 5                      BIO-7 EPD                      Not Satisfied  
Prior to issuance of building permits, the plans and ECS will state that a biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

- 080 - Planning-EPD. 6                      BIO-8 EPD                      Not Satisfied  
Lighting: Prior to issuance of building permits, the plans and ECS will state night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

- 080 - Planning-EPD. 7                      BIO-9 EPD                      Not Satisfied  
Noise. Prior to issuance of building permits, the plans and ECS will state proposed noise-generating



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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 7                      BIO-9 EPD (cont.)                      Not Satisfied

activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

080 - Planning-EPD. 8                      Permanent Fencing                      Not Satisfied

Prior to issuance of a building permit, the applicant shall have the areas adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155 shall be permanently fenced, with appropriate signage as approved by the Environmental Programs Division of the Riverside County Planning Department and the Regional Conservation Authority.

The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      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.

Planning

090 - Planning. 1                      Gen - Phases Must Be Complete                      Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 2                      Gen - Utilities Underground                      Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 3                      LCP Landscape Concept Plan                      Not Satisfied

Prior to issuance of building permits, the applicant shall provide a single digital file in PDF form on a

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      LCP Landscape Concept Plan (cont.)                      Not Satisfied  
non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

090 - Planning. 4                      Park Amenities                      Not Satisfied  
Prior to building permit issuance, the park shall contain a tot lot, walking trails and either a picnic area, benches or both as a minimum requirement.

Planning-EPD

090 - Planning-EPD. 1                      BIO-11 EPD                      Not Satisfied  
Barriers. Prior to issuance of building permit final inspection approval, the project shall incorporate barriers along the edges of the project site to minimize, off road vehicle traffic, domestic animal predation, and dumping in the MSHCP Conservation Area. Boundary barriers may include rocks/boulders, fencing, and walls with Western Riverside County Regional Conservation Authority (RCA) Wildlife Area signage. Matthew- They have a park on northern side. We would prefer that it permits people to hike into the mountains from the park, would this be possible? We could revise the condition.

090 - Planning-EPD. 2                      BIO-18 & BIO-19 EPD                      Not Satisfied  
Prior to building permit final inspection approval, it shall be provided that on-site replacement of California live oak trees is at a minimum 10:1 replacement ratio and/or that the off site purchase of oak tree restoration credits were purchased (if needed) from an approved mitigation bank or habitat conservation organization.

090 - Planning-EPD. 3                      BIO-8 EPD                      Not Satisfied  
Lighting: Prior to building permit final inspection approval, night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

090 - Planning-EPD. 4                      BIO-9 EPD                      Not Satisfied  
Noise. Prior to building permit final inspection approval, proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.