

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



ITEM: 21.2
(ID # 20168)

MEETING DATE:

Tuesday, October 18, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing - GENERAL PLAN AMENDMENT No. 210001, CHANGE OF ZONE No. 2100002, TENTATIVE TRACT MAP No. 38034 and PLOT PLAN No. 210002 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210001) - Applicant: Signature Realty Corp. – Engineer/Representative: Keith Gardner - Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Low Density Residential Land Use – Location: north of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way - REQUEST: GENERAL PLAN AMENDMENT No. 210001 is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR). CHANGE OF ZONE No. 2100002 is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). TENTATIVE TRACT MAP No. 38034 is a request to subdivide one (1) lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six (6) common-area lots to comprise landscaped slopes, a community park and water quality basin. PLOT PLAN No. 210002 proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. APN 472-320-036. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** (SCH No. 2022080271) for **ENVIRONMENTAL ASSESSMENT NO. CEQ210001**, 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;

Continued on page 2

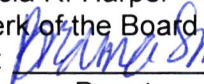
ACTION:Policy


John Hildebrand, Planning Director 10/18/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: October 18, 2022
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE General Plan Amendment No. 210001** to modify the General Plan Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR), based upon the findings and conclusions provided in this staff report and General Plan Amendment Exhibit, and pending final adoption of the General Plan Amendment Resolution for GPA No. 210001 by the Board of Supervisors at a subsequent hearing;
3. **TENTATIVELY APPROVE Change of Zone No. 2100002** to change the zoning classification for the subject property from R-R (Rural Residential) to R-4 (Planned Residential), based upon the findings and conclusions provided in this staff report, General Plan Exhibit, and Change of Zone Exhibit, and pending final adoption of the General Plan Amendment Resolution for GPA No. 210001 and Zoning Ordinance for CZ No. 2100002 by the Board of Supervisors at a subsequent hearing;
4. **APPROVE Tentative Tract Map No. 38034** for a Schedule "A" subdivision of 10.2 acres into 54 individual lots, including 48 lots for development with single-unit residential development and six open space lots to comprise landscaped slopes, a community park and water quality basin, subject to the Advisory Notification Document and Conditions of Approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Amendment Resolution for GPA No. 210001 and Zoning Ordinance for CZ No. 2100002 by the Board of Supervisors at a subsequent hearing; and
5. **APPROVE Plot Plan No. 210002** for the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure, subject to the Advisory Notification Document and Conditions of Approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the General Plan Amendment Resolution for GPA No. 210001 and Zoning Ordinance for CZ No. 2100002 by the Board of Supervisors at a subsequent hearing.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	N/A	N/A	N/A	N/A
NET COUNTY COST	N/A	N/A	N/A	N/A
SOURCE OF FUNDS: All project fees will be paid by the Applicant.			Budget Adjustment: None	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

General Plan Amendment No. 210001 (GPA No. 210001) is an Entitlement/Policy General Plan Amendment to revise the General Plan Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR) to allow for a density range of 2 to 5 dwelling units per

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acre. GPA No. 210001 meets the findings required for Entitlement/Policy General Plan Amendments pursuant to Ordinance No. 348 2.4 (C)(2), as detailed in the attached staff report. The subject property is located within the Southwest Area Plan and the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9 percent from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. The proposed revision to the Land Use Designation of the subject property from CD:LDR to CD:MDR would result in the construction of 48 residential units proposed by Tentative Tract Map No. 38034 – 35 more than would otherwise be allowed under the current Land Use Designation. The 48 residential units proposed by Tentative Tract Map No. 38034 results in an increase of 28 units above what otherwise be permissible based on SWAP 9.2. Additional density or units may be allowed by the Policy Area when it can be demonstrated that there has been an equivalent or greater reduction in density or units elsewhere in the Policy Area. The Applicant has provided an analysis which illustrates that three neighboring lots (APNs 472-320-036, 472-320-043, 472-320-021 and 480-041-016 respectively), all presently developed with uses other than residential, are available as “donor” sites to accommodate the proposed increase in density at the subject property. This analysis has been saved to the record, and the three donor properties are logged as “retired” from future use for determining compliance with SWAP 9.2. The proposed amendment to the property’s Land Use Designation would result in density that is similar to other subdivisions in the vicinity, and ultimately development that is complementary in form, scale and style to existing dwellings in the surrounding neighborhood. The request is to tentatively approve GPA No. 210001 pending final adoption of a General Plan Amendment Resolution to amend the Riverside County General Plan in accordance with approval of GPA No. 210001 at a future Board of Supervisors hearing; and

Change of Zone No. 2100002 (CZ No. 2100002) is a proposal to modify the zoning classification for the subject property from R-R (Rural Residential) to R-4 (Planned Residential) to allow for more single-family residential uses with smaller lot sizes. CZ No. 2100002 meets the required findings for a change of zone, as detailed in the attached staff report. The proposed Planned Residential (R-4) zone is consistent with the proposed General Plan Land Use Designation of CD:MDR, which also generally allows for residential uses at densities between 2 and 5 dwelling units per acre. The request is to tentatively approve CZ No. 2100002 pending final adoption of a General Plan Amendment Resolution to amend the Riverside County General Plan in accordance with approval of GPA No. 210001 and final adoption of the Zoning Ordinance to implement CZ No. 2100002 at a future Board of Supervisors hearing; and

Tentative Tract Map No. 38034 (TTM No. 38034) is a Schedule “A” map that would subdivide 10.2 acres into 54 individual lots, including 48 lots for development with single-unit residential development and six open space lots to comprise landscaped slopes, a community park and water quality basin. TTM No. 38034 meets the required findings of Ordinance No. 460 for a

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Schedule "A" Map, as detailed in the attached staff report. The request is to approve TTM No. 38034 pending final adoption of a General Plan Amendment Resolution to amend the Riverside County General Plan in accordance with approval of GPA No. 210001 and final adoption of the Zoning Ordinance to implement CZ No. 2100002 at a future Board of Supervisors hearing; and

Plot Plan No. 210002 (PPT No. 210002) will allow the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. Each new residential lot would contain one building, sized in compliance with minimum dimensions and overall area stipulations of the R-4 Zone, provide vehicular and pedestrian access between the two lots, as well as to adjacent Highway 79 and Briggs Road. Right-of-way improvements in the form of expanded dedication and/or widening/improving of roadways would occur in the future as surrounding properties are developed. In conjunction with the new dwellings, additional site improvements include: a 14,375 square-foot (0.33 acre) community park (Lot No. 54) to be located along the site's southerly (Pat Road) frontage, and include such amenities as playground equipment, a multi-purpose lawn and BBQ/dining area; new landscaping in the form of ground cover and a variety of trees, located throughout common lots and along street frontages; and a single water quality basin (located at the southeasterly corner of the development to facilitate site drainage and infiltration.

An Initial Study (IS) and a Mitigated Negative Declaration (MND) (SCH No. 2022080271) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND Represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. The Initial Study identified the potentially significant impacts from the proposed project within the analysis areas of Noise, Tribal, Biological, Cultural and Paleontological Resources, in addition to Mandatory Findings of Significance; however, with incorporation of the mitigation measures detailed therein, all such potential impacts are determined to be reduced to "less than significant." Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County acting as lead agency. The documents were circulated for public review between August 11 and 31, 2022 (20 days), with no comments ultimately received. The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA 92501.

Planning Commission Action

On September 7, 2022, the Planning Commission recommended that the Board of Supervisors approve the project by a vote of 5 – 0.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public in accordance with County requirements.


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Additional Fiscal Information

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

ATTACHMENTS:

- A. September 7, 2022 Planning Commission Minutes
- B. September 7, 2022 Planning Commission Staff Report Package
- C. Combined COA and AND Documents
- D. Plot Plan No. 210002 Exhibit
- E. Tentative Tract Map No. 38034 Exhibit
- F. General Plan No. 210001 and Change of Zone No. 2100002 Exhibits



Jason Farin, Principal Management Analyst 10/13/2022



Aaron Gettis, Deputy County Counsel 10/12/2022



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 7, 2022
COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30926 – Applicant: Antelope & Ellis 120 Investors LLC – Fifth District – Nuevo Area Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of San Jacinto Avenue, westerly of Antelope Road, easterly of Dawson Road, and northerly of Ellis Avenue – 119.7 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "A" subdivision of 119.7 acres in three (3) phases totaling 286 residential lots with a minimum lot size of 5,000 sq. ft. and an average lot size of 5,499 sq. ft. APN's: 309-350-001 and 309-380-001.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to June 4, 2025.

III. MEETING SUMMARY:

Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Awad
A vote of 4-0 (Commissioner Sanchez Absent)

APPROVED – Second Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to June 4, 2025.



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I. AGENDA ITEM 1.2

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31818 – Applicant: MPLC JBJ Ranch, LP c/o Greg Fick – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, northerly of Mountain Road, easterly of Crilly Road, and westerly of Horsethief Canyon Road – 160 Acres – Zoning: Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to allow for the recordation of the final map to subdivide 160 acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot, 22 open space lots (60.4 acres), and three (3) water quality basins and a graded swale.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to June 19, 2024.

III. MEETING SUMMARY:

Project Planner: Joey Mendoza at (951)-955-0897 or email at joemendo@rivco.org.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Awad
A vote of 4-0 (Commissioner Sanchez Absent)

APPROVED – Third Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to June 19, 2024.



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I. **AGENDA ITEM 1.3**

FIRST EXTENSION OF TIME for TENTATIVE TRACT NO. 36963 – Applicant: El Mineral Olive Development c/o Emma Pulido – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) - Rural: Rural Residential (R-RR) – Location: Southerly of El Mineral Road, westerly of Gold Strike Circle, northerly of Big Sky Circle, and easterly of Olive Street – 79.67 Gross Acres – Zoning: Residential Agricultural, 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “C” subdivision of 79.67 gross acres into 31 residential lots and four (4) water quality basins.

II. **PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 36963, extending the expiration date to September 27, 2025.

III. **MEETING SUMMARY:**

Project Planner: Joey Mendoza at (951)-955-0897 or email at joemendo@rivco.org.

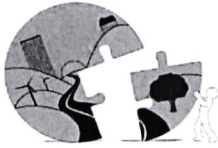
IV. **CONTROVERSIAL ISSUES:**

None

V. **PLANNING COMMISSION ACTION:**

Motion by Commissioner Kroencke, 2nd by Commissioner Awad
A vote of 4-0 (Commissioner Sanchez Absent)

APPROVED – First Extension of Time Request for Tentative Tract Map No. 36963, extending the expiration date to September 27, 2025.



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COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 1.4

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30993 – Applicant: GM Gabrych Family Limited Partnership c/o Eugene Gabrych – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Santa Rosa Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road, and westerly of Piedras Road – 161 gross acres – Zoning: Residential Agricultural, 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “C” subdivision proposal of 161 gross acres into 65 single family residential lots as well as two (2) open space lots.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to August 7, 2024.

III. MEETING SUMMARY:

Project Planner: Joey Mendoza at (951)-955-0897 or email at joemendo@rivco.org.

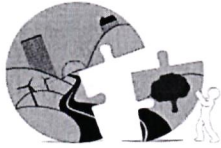
IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Awad
A vote of 4-0 (Commissioner Sanchez Absent)

APPROVED – Third Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to August 7, 2024.



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COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 1.5

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31554 – Applicant: GM Gabrych Family Limited Partnership c/o Eugene Gabrych – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) – Open Space: Recreation (OS-R) – Rural: Rural Mountainous (R-RM) – Open Space: Conservation (OS-C) – Location: Easterly of Via Liago, southerly of Multiview Drive, westerly of Olive Street, and northerly of Lake Mathews Drive – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” subdivision proposes to subdivide 880 gross acres into 420 residential lots, 18 open space lots, one (1) park site, one (1) school site, and a 1.29 gross acre public facilities lot.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to September 23, 2024.

III. MEETING SUMMARY:

Project Planner: Joey Mendoza at (951)-955-0897 or email at joemendo@rivco.org.

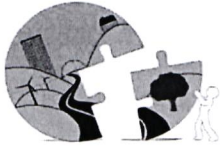
IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Awad
A vote of 4-0 (Commissioner Sanchez Absent)

APPROVED – Third Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to September 23, 2024.



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COUNTY ADMINISTRATIVE CENTER
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I. AGENDA ITEM 1.6

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34713 – Applicant: Walton Realty Inc. c/o Jeff Chung – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low-Density Residential (RC-VLDR) – Location: Southerly of Avenue D, easterly of Cole Avenue, westerly of Ravenwood Drive, and northerly of Martin Street – 38.25 Acres – Zoning: Light Agriculture, 1-Acre Minimum (A-1-1) – Approved Project Description: Schedule “B” subdivision proposed of 38.25 gross acres into 33 single-family residential lots and four (4) open space lots.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to April 4, 2024.

III. MEETING SUMMARY:

Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

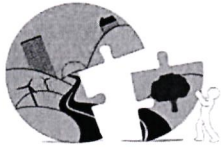
IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroencke, 2nd by Commissioner Awad
A vote of 4-0 (Commissioner Sanchez Absent)

APPROVED – Third Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to April 4, 2024.



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COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.1

PLOT PLAN NO. 210004 and TENTATIVE PARCEL MAP NO. 37990 – Intent to Adopt a Mitigated Negative Declaration – (CEQ200100) - Applicant: David Beshay - Engineer/Representative: Gabriela Marks - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Community Development: Business Park (CD: BP) - Zoning: Industrial Park (I-P) - Location: north of Auld Road, south of Benton Road, east of Winchester Road, and west of Briggs Road - 2.17 Gross Acres.

II. PROJECT DESCRIPTION:

PLOT PLAN NO. 210004 / TENTATIVE PARCEL MAP NO. 37990 proposes construction of a new retail center to include two (2) detached drive-through restaurants, as well as parking for 67 vehicles and various surface improvements such as landscaping, drainage infrastructure and lighting, in conjunction with the subdivision of one (1) 2.17-acre lot into two (2) lots measuring approximately .99 acres and 1.17 acres respectively. APN: 963-070-052.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

Spoke in favor:
Gabriela Marks, Applicant's Representative

No one spoke in opposition or in a neutral position

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: None. Public Hearing closed.
Motion by Commissioner Thornhill, 2nd by Commissioner Sanchez, by a vote of 5-0, the Planning Commission took the following actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ200100; and,

APPROVED Plot Plan No. 210004, subject to the advisory notification document and conditions of approval; and,

APPROVED Tentative Parcel Map No. 37990, subject to the advisory notification document and conditions of approval.



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COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 210001, CHANGE OF ZONE NO. 2100002, TENTATIVE TRACT MAP NO. 38034 and PLOT PLAN NO. 210002 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210001) - Applicant: Signature Realty Corp. – Engineer/Representative: Keith Gardner - Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Low Density Residential Land Use – Location: north of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way.

II. PROJECT DESCRIPTION:

GENERAL PLAN AMENDMENT NO. 210001 is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD:MDR). **CHANGE OF ZONE NO. 2100002** is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). **TENTATIVE TRACT MAP NO. 38034** is a request to subdivide one (1) lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six (6) common-area lots to comprise landscaped slopes, a community park and water quality basin. **PLOT PLAN NO. 210002** proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. APN 472-320-036.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

Spoke in favor:

Sam F., Applicant's Representative

Keith Gardner, Applicant's Representative

No one spoke in opposition or a neutral position

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: None. Public Hearing closed.

Motion by Commissioner Thornhill, 2nd by Commissioner Sanchez, by a vote of 5-0, the Planning Commission took the following actions:

Recommend that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ210001; and,

TENTATIVELY Approve General Plan Amendment No. 210001; and,

TENTATIVELY Approve Change of Zone No. 210002; and,

APPROVE Tentative Tract Map No. 38034, subject to the advisory notification document and conditions of approval; and,

APPROVE Plot Plan No. 210002, subject to the advisory notification document and conditions of approval.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 7, 2022 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 9:00 a.m.

ROLL CALL:

MEMBERS		1 st District	2 nd District	3 rd District	4 th District	5 th District
PRESENT:	ALL	Shade Awad	David Leonard Chair	Gary Thornhill Vice-Chair	Bill Sanchez	Eric Kroencke

1.0 CONSENT CALENDAR:

1.1 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30926 – Applicant: Antelope & Ellis 120 Investors LLC – Fifth District – Nuevo Area Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of San Jacinto Avenue, westerly of Antelope Road, easterly of Dawson Road, and northerly of Ellis Avenue – 119.7 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "A" subdivision of 119.7 acres in three (3) phases totaling 286 residential lots with a minimum lot size of 5,000 sq. ft. and an average lot size of 5,499 sq. ft. APN's: 309-350-001 and 309-380-001 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to June 4, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaquil@rivco.org.

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED Second Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to June 4, 2025.

1.2 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31818 – Applicant: MPLC JBJ Ranch, LP c/o Greg Fick – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, northerly of Mountain Road, easterly of Crilly Road, and westerly of Horsethief Canyon Road – 160 Acres – Zoning: Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to allow for the recordation of the final map to subdivide 160 acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot, 22 open space lots (60.4 acres), and three (3) water quality basins and a graded swale – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to June 19, 2024. Project Planner: Joey Mendoza at (951)-955-0897 or email at joemendo@rivco.org.

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED Third Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to June 19, 2024.

1.3 FIRST EXTENSION OF TIME for TENTATIVE TRACT NO. 36963 – Applicant: El Mineral Olive Development c/o Emma Pulido – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) - Rural: Rural Residential (R-RR) – Location: Southerly of El Mineral Road, westerly of Gold Strike Circle, northerly of Big Sky Circle, and easterly of Olive Street – 79.67 Gross Acres – Zoning: Residential Agricultural, 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule "C" subdivision of 79.67

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED First Extension of Time Request for Tentative Tract Map No. 36963, extending the expiration date to September 27, 2025.

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gross acres into 31 residential lots and four (4) water quality basins – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36963, extending the expiration date to September 27, 2025. Project Planner: Joey Mendoza at (951)955-0897 or email at joemendo@rivco.org.

1.4 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30993 – Applicant: GM Gabrych Family Limited Partnership c/o Eugene Gabrych – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Santa Rosa Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road, and westerly of Piedras Road – 161 gross acres – Zoning: Residential Agricultural, 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “C” subdivision proposal of 161 gross acres into 65 single family residential lots as well as two (2) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to August 7, 2024. Project Planner: Joey Mendoza at (951)955-0897 or email at joemendo@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED Third Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to August 7, 2024.

1.5 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31554 – Applicant: GM Gabrych Family Limited Partnership c/o Eugene Gabrych – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) – Open Space: Recreation (OS-R) – Rural: Rural Mountainous (R-RM) – Open Space: Conservation (OS-C) – Location: Easterly of Via Liago, southerly of Multiview Drive, westerly of Olive Street, and northerly of Lake Mathews Drive – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” subdivision proposes to subdivide 880 gross acres into 420 residential lots, 18 open space lots, one (1) park site, one (1) school site, and a 1.29 gross acre public facilities lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to September 23, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED Third Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to September 23, 2024.

1.6 THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34713 – Applicant: Walton Realty Inc. c/o Jeff Chung – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low-Density Residential (RC-VLDR) – Location: Southerly of Avenue D, easterly of Cole Avenue, westerly of Ravenwood Drive, and northerly of Martin Street – 38.25 Acres – Zoning: Light Agriculture, 1-Acre Minimum (A-1-1) – Approved Project Description: Schedule “B” subdivision proposed of 38.25 gross acres into 33 single-family residential lots and four (4) open space lots - **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to April 4, 2024. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.

Planning Commission Action:

Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED Third Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to April 4, 2024.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

PLANNING COMMISSION – REPORT OF ACTIONS – SEPTEMBER 7, 2022

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PLOT PLAN NO. 210004 and TENTATIVE PARCEL MAP NO. 37990 – Intent to Adopt a Mitigated Negative Declaration – (CEQ200100) – Applicant: David Beshay – Engineer/Representative: Gabriela Marks – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Business Park (CD: BP) – Zoning: Industrial Park (I-P) – Location: north of Auld Road, south of Benton Road, east of Winchester Road, and west of Briggs Road – 2.17 Gross Acres – REQUEST: PLOT PLAN NO. 210004 / TENTATIVE PARCEL MAP NO. 37990** proposes construction of a new retail center to include two (2) detached drive-through restaurants, as well as parking for 67 vehicles and various surface improvements such as landscaping, drainage infrastructure and lighting, in conjunction with the subdivision of one (1) 2.17-acre lot into two (2) lots measuring approximately .99 acres and 1.17 acres respectively. APN: 963-070-052. Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission took the following actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ200100; and,

APPROVED Plot Plan No. 210004, subject to the advisory notification document and conditions of approval; and,

APPROVED Tentative Parcel Map No. 37990, subject to the advisory notification document and conditions of approval.

4.2 **GENERAL PLAN AMENDMENT NO. 210001, CHANGE OF ZONE NO. 2100002, TENTATIVE TRACT MAP NO. 38034 and PLOT PLAN NO. 210002 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210001) – Applicant: Signature Realty Corp. – Engineer/Representative: Keith Gardner – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Low Density Residential Land Use – Location: north of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way – REQUEST: GENERAL PLAN AMENDMENT NO. 210001** is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD:MDR). **CHANGE OF ZONE NO. 2100002** is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). **TENTATIVE TRACT MAP NO. 38034** is a request to subdivide one (1) lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six (6) common-area lots to comprise landscaped slopes, a community park and water quality basin. **PLOT PLAN NO. 210002** proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. APN 472-320-036. Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

Planning Commission Action:

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission took the following actions:

Recommend that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ210001; and,

TENTATIVELY Approve General Plan Amendment No. 210001; and,

TENTATIVELY Approve Change of Zone No. 210002; and,

APPROVE Tentative Tract Map No. 38034, subject to the advisory notification document and conditions of approval; and,

APPROVE Plot Plan No. 210002, subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

RECEIVED

7.0 DIRECTOR'S REPORT

RECEIVED

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 9:32 a.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Planning Commission Hearing: September 7, 2022

PROPOSED PROJECT

Case Numbers:	GPA210001, CZ2100002, TTM38034 and PPT210002
Environmental:	MND (CEQ210001)
Area Plan:	Southwest
Zoning Area/District:	French Valley Area
Supervisory District:	Third District
Project Planner:	Evan Langan, AICP
Project APN:	472-320-036
Continued From:	N/A

Applicant: Alan Cohen

Representative: Fred Irianto

John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 210001 is a proposal to revise the General Plan Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR).

Change of Zone No. 2100002 is a proposal to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential).

Tentative Tract Map No. 38034 is a proposal for a Schedule "A" subdivision of 10.2 acres (gross) into 54 individual lots, including 48 lots for development with single-unit residential development and six open space lots to comprise landscaped slopes, a community park and water quality basin.

Plot Plan No. 210002 is a proposal for a development plan for the construction of 48 detached residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure.

The project site comprises a single, presently vacant lot measuring 10.2 acres (444,312 square feet) in area and located within the Southwest Area Plan and French Valley Community. The proposed development of the site would occur as a single phase and include total grading of 26,300 cubic yards (earthen cut and fill) to prepare the site for construction of new dwellings and accessory uses. No export of material is proposed. Proposed residential Lots One through 10 would front Slough Road, with access to individual properties taken from that roadway directly. Pedestrian and vehicular access to the remainder of the subdivision would occur via a new, privately maintained road designed to circumnavigate the interior of the property, with two entries proposed along (public) Pat Road. Improvement and expansion of that latter street is also proposed, in conjunction with construction of sidewalks surrounding and throughout the broader subdivision. Additional right-of-way improvements in the form of expanded dedication and/or widening/improving of roadways would occur in the future as surrounding properties are developed.

Proposed dwellings would comprise three Plan types, both one and two-story designs, varied façade colors and materials, and with individual units located to avoid repetitive placement of any single Plan. In conjunction with the new dwellings, additional site improvements include:

- A 14,375 square-foot (0.33 acre) community park (Lot No. 54) to be located along the site's southerly (Pat Road) frontage, and include such amenities as playground equipment, a multi-purpose lawn and BBQ/dining area.
- New landscaping in the form of ground cover and a variety of trees, located throughout common lots and along street frontages.
- A single water quality basin (located at the southeasterly corner of the development to facilitate site drainage and infiltration.

The description herein, as well as in the attached, draft Initial Study/Mitigated Negative Declaration (MND) prepared in accordance with the California Environmental Quality Act (CEQA), constitutes the "Project" as further referenced throughout this staff report.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION (SCH No. 2022080271) for **ENVIRONMENTAL ASSESSMENT NO. CEQ210001**, 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; and,

TENTATIVELY APPROVE General Plan Amendment No. 210001 to revise the General Plan Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR), based upon the findings and conclusions provided in this staff report, and pending final adoption of the GPA by the Board of Supervisors at a future hearing; and

TENTATIVELY APPROVE Change of Zone No. 210002 to change the zoning classification for the subject property from R-R (Rural Residential) to R-4 (Planned Residential), based upon the findings and conclusions provided in this staff report, and pending final adoption of the GPA by the Board of Supervisors; and

TENTATIVELY APPROVE Tentative Tract Map No. 38034 for a Schedule "A" subdivision of 10.2 acres into 54 individual lots, subject to the Advisory Notification Document and Conditions of Approval and based upon the findings and conclusions provided in this staff report, and pending a determination at a future public hearing by the Board of Supervisors regarding GPA No. 210001 and CZ No. 2100002; and

APPROVE Plot Plan No. 210002 for the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure, subject to the Advisory Notification Document and Conditions of Approval and based upon the findings and conclusions provided in this staff report, and

pending a determination at a future hearing by the Board of Supervisors regarding TTM38034, GPA210001 and CZ2100002.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (LDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Highway 79
Surrounding General Plan Land Uses	
North:	Low Density Residential (LDR)
East:	Low Density Residential (LDR)
South:	Medium Density Residential (MDR)
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R) and One-Family Dwellings, 13,000 sq. ft. minimum (R-1-13000)
South:	One-Family Dwellings (R-1)
West:	Rural Residential (R-R)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
East:	Residential and vacant land
South:	Residential
West:	School

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.2 acres	Min. 9 acres (R-4)
Proposed Building Area (SQ FT):	Plan 1: 1,595 SQ FT Plan 2: 1,767 SQ FT Plan 3: 2,370 SQ FT	N/A (no min./max.)
Proposed Density (du/ac):	4.7 du/ac (48 residential lots)	2 – 5 du/ac (per proposed MDR land use designation)
Proposed Building Height (FT):	Plan 1: Max. 35 feet Plan 2: Max. 35 feet Plan 3: Max. 25 feet	Max. 40 feet (dwellings)
Proposed Minimum Lot Size:	(Varies) 5,000 SQ FT	Min. 3,500 SQ FT
Total Proposed Number of Lots:	48 residential lots <u>6 open space lots</u> 54 total lots	N/A (no minimum)
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>
Single-Unit Residential	Plan 1: 1,595 SQ FT Plan 2: 1,767 SQ FT Plan 3: 2,370 SQ FT	2 spaces/unit	96	96 (with additional spaces available within driveways)
TOTAL:			96	96+

Located Within:

City's Sphere of Influence:	Yes - City of Murrieta
Community Service Area (CSA):	Yes - 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low Potential (partial)
Subsidence Area:	Susceptible (partial)
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes - Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (SKR) Fee Area:	Yes
Airport Influence Area (AIA):	No

PROJECT LOCATION MAP

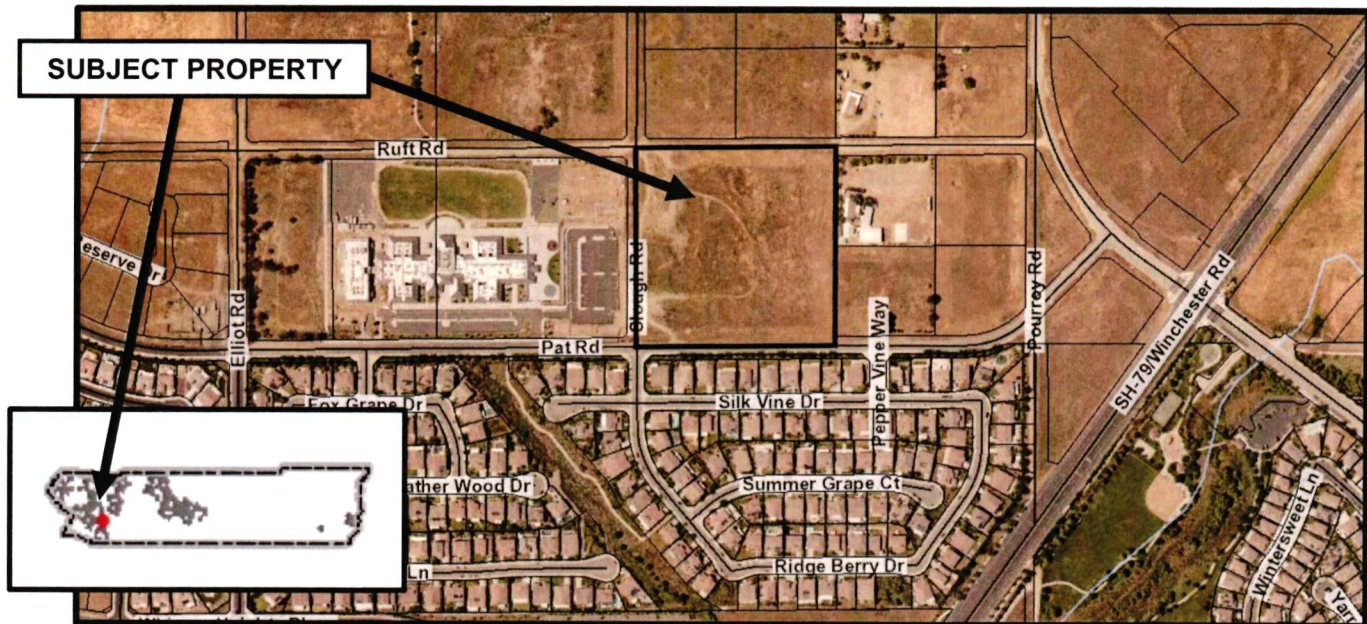


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

BACKGROUND:

The subject Project proposes a General Plan Amendment and Change of Zone to revise the Land Use designation and zoning for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR), and R-R (Rural Residential) to R-4 (Planned Residential) respectively, in conjunction with a Tentative Tract Map and Plot Plan to subdivide one legal lot into 54 individual lots, and construction of 48 detached residential units, a public park, fencing, private roadways and other infrastructure.

The lot itself is presently vacant, with an approximately 32-foot elevation differential between the low point at its northeasterly extent and Pat Road along the southern frontage. While never developed with permanent structures, from the early 1980's through approximately 2012, the site contained a staging facility for crushing rocks to be utilized in nearby construction. All such facilities were removed from the property by 2016. The site presently contains no existing trees or other dense foliage, and while located within the boundaries of the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), is not cited per County records as being within to a Plan Cell Group, Plan Criteria Cell or Conservation Area.

Pursuant to the County's Southwest Area Plan, the property is located within the Highway 79 Policy Area, which seeks to limit residential density, reduces overall vehicle trips, and ensure that new development provide adequate transportation infrastructure to facilitate local vehicular movement between jurisdictions.

See findings herein for additional information regarding the property's location within the WRMSHCP and Highway 79 Policy Area.

Tentative Tract Map No. 38034 and related requests were submitted to the County of Riverside for review on January 11, 2021.

LANDSCAPING:

The subject Project proposes the placement of a variety of new trees and groundcover, located primarily along slopes and street frontages, as well as throughout the Project's proposed community park and water quality basin. All plantings – both type and quantity – have been chosen and placed for compliance with the County's Ordinance No. 859 (Water Efficient Landscape Requirements).

CIRCULATION/PARKING:

Proposed entry to the property would occur from (existing) Pat Road and then via a private street measuring 36 feet in width (curb-to-curb) traversing the interior of the subdivision. No gates or other controlled entry measures are proposed. Related offsite improvements include the aforementioned widening and improvement of Pat Road and various infrastructure upgrades associated with development of the site as a residential use.

Parking for a total of 192 vehicles would be provided in the form of two-vehicle garages and driveways for each dwelling and lot – exceeding the minimum 96 spaces otherwise required pursuant to Section 18.12 of Ordinance No. 348.

COUNTYWIDE DESIGN GUIDELINES:

The County of Riverside has adopted Guidelines that are applicable to proposed residential development throughout its jurisdiction, providing both standards and recommendations for site design, building form and materials, among other areas of design. Proposed structures comply with the Guidelines by providing three Plan types (architecture and floor plans), varied setbacks from property-lines, story-counts and building facades (including materials and colors), ultimately creating a uniquely identifiable neighborhood within the broader County.

SPHERE OF INFLUENCE:

The subject property is located within the Sphere of Influence for the City of Murrieta, and accordingly project materials were routed to the attention of that agency for review. As of the writing of this report, no comments have been provided by the City regarding the proposed project.

GENERAL PLAN CONSISTENCY:

The subject Project requests a General Plan Amendment to revise the (General Plan and implementing Southwest Area Plan) Land Use Designation for the property from Community Development: Low Density Residential (LDR) to Community Development: Medium Density Residential (MDR). The proposed land use designation prescribes a density of 2 – 5 units per acre (du/ac), resulting in a maximum potential buildout of 51 units. As proposed, the subject project would subdivide the property into 48 residential lots for development with an equivalent number of single-unit structures – a density of 4.7 du/ac - consistent with the requested MDR Land Use designation. Findings related to the General Plan Amendment are included in the following findings section herein.

ZONING / DEVELOPMENT STANDARDS CONSISTENCY:

The subject Project requests to revise the zoning for the property from Rural Residential (R-R) to Planned Residential (R-4), in conjunction with development of 48 residential units, a community park, landscaping, fencing and varied infrastructure. The R-4 Zone does not prescribe a minimum/maximum density (though a standard is stipulated by the aforementioned Southwest Area Plan), rather seeks to broadly facilitate an “open area that will be used for

recreation purposes” by requiring a minimum lot size of 3,500 square feet and an overall minimum amount of land area (within the broader subdivision) of 6,000 square feet per unit, the latter including parkland (or other open space) and the subdivided lots themselves, but omitting the area of streets, sidewalks and other rights-of-way. As proposed, the project is found to comply with all applicable standards of development, including but not limited to, structure height and setbacks from property-lines, lot area and dimensions, as well as the provision of 7,875 square feet of “overall area” per residential unit. No variances or other deviations from standards are proposed. Detailed findings for the Change of Zone and of project compliance with development standards are enumerated under the findings section herein.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed project is a “Project” within the context of the California Environmental Quality Act (CEQA). Pursuant to requirements of the Statute, an Initial Study (IS) and Mitigated Negative Declaration (MND – SCH No. 2022080271) were prepared and circulated for public and agency comment between August 11 and 31, 2022 (20 days), with no comments ultimately received.

The draft MND identified the potential for significant impacts from the proposed project within the analysis areas of Noise, Tribal, Biological, Cultural and Paleontological Resources, in addition to Mandatory Findings of Significance; however, with incorporation of the mitigation measures detailed therein, all such potential impacts are determined to be reduced to “less than significant.”

The attached, final draft MND document represents the independent judgement of Riverside County acting as Lead Agency under the Statute.

FINDINGS AND CONCLUSIONS

The following findings are required for approval of a development project:

Land Use Findings:

1. The subject Project would revise the County’s adopted General Plan Land Use Designation for the project site from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR). Allowed uses of land within the proposed Land Use include (among others) conventional single-family detached and attached residences at a density range of 2 to 5 dwelling units per acre. The proposed project complies with both the general intent and standards of the requested Land Use Designation in that it proposes a subdivision of 48 single-unit residential structures at an overall density of 4.7 units per acre.
2. Pursuant to the Southwest Area Plan, the subject property is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9 percent from the midpoint of the density range of the applicable

land use designation to achieve a reduction in traffic generated from the area. The limitation on residential development is based on current land use designation, which is Low Density Residential. It has been a County practice in implementation of the Highway 79 Policy Area to not apply the 9 percent reduction to the Low Density Residential land use designation and below, so the current allowed density based on the Low Density Residential land use designation would be 20 units. The 48 units proposed by the Tentative Tract Map results in an increase of 28 units above what otherwise be permissible. Additional density or units may be allowed by the policy area when it can be demonstrated that there has been an equivalent or greater reduction in density or units elsewhere in the Policy Area. The Applicant has provided an analysis which illustrates that three neighboring lots (APNs 472-320-036, 472-320-043, 472-320-021 and 480-041-016 respectively), all presently developed with uses other than residential, are available as "donor" sites to accommodate the proposed increase in density at the subject property. This analysis has been saved to the record, and the three donor properties are logged as "retired" from future use for determining Policy compliance.

3. The subject Project would revise the Zoning Classification for the project site from Rural Residential (R-R) to Planned Residential (R-4). As proposed, the Project is found to comply with all standards of the R-4 Zone, including but not limited to, structure heights and setbacks from property-lines, lot area and dimensions, etc. No variances or other deviations from standards are requested.
4. The proposed use, a subdivision of 10.2 acres into 54 lots, including 48 for development with single unit residential structures in conjunction with a community park, fencing, landscape and infrastructure, is a permissible use of land within the proposed R-4 (Planned Development) Zone, subject to approval of the Project's requested Tentative Tract Map and Plot Plan.

Entitlement Findings:

General Plan Amendment No. 210001

Findings to approve an Entitlement/Policy General Plan Amendment are enumerated in Section 2.4 (C)(2) of Ordinance No. 348. Findings (a) and (b) are required in all cases, coupled with one or more from the remaining list. From the latter, Finding (C)(2)(c) is found to be most appropriate in that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan, and which have impacted potential development of the project site.

1. The proposed change does not involve a change in or conflict with:
 - a. The Riverside County Vision (Chapter 2 [Vision Statement] of the Riverside General Plan) is a series of 12 subject areas identified as important to the County and includes both past accomplishments as well as goals for creating a sense of place and community. Within the broader subject areas, the Vision provides a more detailed listing of both the County's values as well as specific expectations for the built environment, intended to act as a guide to property owners, developers and decisionmakers.

The Vision Statement for Population Growth stipulates that "new growth patterns no longer reflect a pattern of urban sprawl...rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The subject project is consistent with and does not involve a change in or conflict with the Riverside County Vision in

that it proposes infill development located between entitled residential tracts, consolidating future growth into an area close to existing educational facilities, parkland and transportation infrastructure.

The aforementioned is a sample of the Vision Statements with which the proposed General Plan Amendment is consistent, and not an exhaustive list. As the proposed scope of work is found to be consistent, conversely, the proposed Amendment is found to not conflict with the Riverside County General Plan Vision.

- b. Any General Plan Principle as included in General Plan Appendix B. The Principles are a series of foundational propositions that, in conjunction with the Consensus Planning Principles and the County Vision, guide land use and development, growth of the County's economic base and framework of its transportation system, as well as the preservation of natural and cultural resources.

General Plan Principle I (C)(1) states that the "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." The proposed revision to the Land Use designation for the subject property would facilitate the development of 48 new residential units (in addition to open space, landscaping and related infrastructure) in a manner that is compliant with all applicable standards of development, provide multi-purpose open space and increased variety in the County's housing stock, while implementing the Southwest Area Plan for the property.

Principle I (G)(1) states that "the County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements." The proposed residential Project represents an infill project on approximately 10 acres of vacant land, resulting in a compact development with additional, project-provided street and drainage improvements along Ruft, Slough and Pat Roads.

The aforementioned is a sample of the Principles with which the proposed General Plan Amendment is consistent, and not an exhaustive list. As the proposed scope of work is found to be consistent, conversely, the proposed General Plan Amendment is found to not conflict with the Riverside County General Plan Principles as listed in Appendix B.

- c. Any Foundation Component designation in the General Plan in that the proposed land use is consistent with the property's existing "Community Development" (CD) Foundation Component, and accordingly, no revision is required, and implementation of the proposed scope of work would not result in a conflict.
2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them in that the proposed revision to the property's Land Use Designation from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR) would facilitate the construction of 48 new residential units, executing a key tenet of the General Plan and its implementing documents to provide additional housing opportunities for the County's current and

future population, in a manner that is compliant with applicable standards of development and complementary to existing development and established sense of place.

3. Special circumstances or conditions have emerged that were unanticipated during preparation of the General Plan in that four lots within proximity of the project site (APNs 473-200-21, 473-200-43, 473-200-37 and 480-041-16 respectively) have since been developed with educational and religious facilities, and so removing a potential 73 residential units that could have otherwise been built on those properties under adopted Land Use/zoning. The "retirement" of these units represents a changed circumstance which accommodates the proposed increase in density at the subject property without resulting in a change in the overall build-out envisioned by the General Plan. The proposed revision to the Land Use Designation of the subject property would result in the construction of 48 residential units – 35 more than would otherwise be allowed under the current Land Use – but still under the overall amount that could have potentially been built on the aforementioned lots. The proposed amendment to the property's Land Use would result in density that is similar to other subdivisions in the vicinity, and ultimately development that is complementary in form, scale and style to existing dwellings in the surrounding neighborhood.

Change of Zone No. 2100002

The following findings are required to approve a request for a Change of Zone. Change of Zone No. 2100002 is found to comply with all applicable standards of development, and accordingly, all findings can be made to recommend for approval as proposed.

1. The proposed Change of Zone to Planned Residential (R-4) would allow for residential uses, in particular single-family residential uses with the allowance for smaller lot sizes. This proposed Planned Residential (R-4) zone is therefore consistent with the existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) which also generally allows for residential uses at densities between 2 and 5 dwelling units per acre.
2. Pursuant to Ordinance No. 348 Section 8.92, the Planned Residential (R-4) zone shall not be applied to any area containing less than 9 acres. The overall project site is 158.18 gross acres, which complies with this requirement.

Tentative Tract Map No. 38034

To approve a Tentative Tract Map, the following findings must be made. As proposed, Tentative Tract Map No. 38034 is a Schedule "A" subdivision, is found to comply with all applicable standards (as enumerated in Ordinance No. 460), and accordingly all findings can be made to recommend for approval as proposed.

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV (A)(1) in that the intent of the General Plan is to foster variety and choice in community development. Principle IV (4) states that communities within the County should provide diversity in the location and type of housing, range from urban to suburban to rural, as well as in intensity, from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. Principle IV (B)(1) also states that development should foster a "unique community identity" which exhibits a "special sense of place" through retention of distinct edges and provision of sufficient open space between urbanized areas. Adherence will facilitate the buildout of existing communities, as well as the creation of new

towns, each of which have a distinct boundary and edge. The proposed Tentative Tract Map will comply with the referenced General Plan Principles by increasing the variety of housing types within the County, provide new open spaces and opportunities for recreation for both residents and visitors. The design and density of the Tentative Tract Map site is consistent with the Medium Density Residential (MDR) Land Use Designation, all other requirements of the General Plan, and applicable requirements of State law and the Ordinances of Riverside County.

2. The site of the proposed land division is physically suitable for the type of development and density because the site is relatively flat which facilitates the proposed type and density of development without requiring extensive grading or landform alteration. Infrastructure to serve the residential development - including water, sewer, and roads - are either readily available to the site or would be constructed under the proposed scope of work. Subdivision of the property and subsequent development with residential units would complement surrounding properties that have already been developed with such uses and serve to expand and support the existing suburban aesthetic that is predominant in the vicinity.
3. 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 as detailed in the Initial Study/Mitigated Negative Declaration. While the subject property is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), it is not within a Plan Cell Group, Plan Criteria Cell, or Conservation Area, not located within a plan-defined area requiring surveys for narrow endemic plant species or criteria area plant species, and, pursuant to a General Biological Assessment Report submitted for the project, does not presently contain Burrowing Owls (a protected species). However, while records and the Assessment do not cite the presence of protected plant or animal life onsite, records indicate that the property is located within a portion of the County with potential to contain habitat for the aforementioned Burrowing Owl, and accordingly mitigation (MM BIO-1) has been incorporated into the project's analysis pursuant to the California Environmental Quality Act (CEQA) - Mitigated Negative Declaration - and memorialized as a condition of project approval, requiring that a 30-day preconstruction survey be conducted prior to commencement of grading or other site work to ensure that no owls are identified. Should examples be found during that timeframe, construction activities shall cease until appropriate protective measures are determined.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems in that pursuant to County records, the subject property is not identified as containing hazardous waste or other potentially harmful materials which would otherwise preclude development of the property in accordance with standards. The Project was analyzed pursuant to requirements of the CEQA, with the resulting Mitigated Negative Declaration document not identifying any hazards or hazardous materials that would result in significant impacts (within the context of the statute), and accordingly no mitigation is required for the proposed subdivision or subsequent development.
5. In accordance with Ordinance No. 460 and memorialized in submitted plans and the conditions of approval, the proposed land division includes all required improvements for a Schedule "A" Map in that the document has been reviewed by County Staff and found to conform to all requirements enumerated in Ordinance No's. 460 and 348. Requirements for a Schedule "A" Map are listed below:

- a. Streets. Improved streets are proposed as shown on the Tentative Map, which include frontage improvements to Slough and Pat Roads consistent with required improvements for a "Rural Road." The subdivision's single internal street (designed to conform to minimum dimensions for a "General Local Street" in accordance with Ordinance No. 460) will be dedicated as private.
 - b. Domestic Water. Water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. Fire protection services will be provided by the Riverside County Fire Department in compliance with Ordinance No. 737. In compliance with requirements, conditions of approval have been included for the project to provide fire hydrants spaced at not less than 330 feet, minimum water pressure of 1,000 gallons per minute and 20 pounds per square inch, with the required water system to be installed prior to any combustible building material being placed onsite.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.
 - e. Fences. The proposed scope of work would include the placement of fencing (minimum six feet in height and comprised of wrought iron or similar) surrounding the project's proposed water quality basin. Other fencing would be added as individual lots are developed.
 - f. Electrical and Communication Facilities. The Project will be served by electrical, telephone, street lighting, cable television and internet services, with all related lines placed underground in conformance with the provisions of Article XIII of Ordinance No. 460.
6. The design of the proposed land division or the type of improvements thereon will not conflict with easements, whether acquired by the public at large, for access through or use of the property in that the proposed subdivision does not include dedication of new public easements, nor will the proposed subdivision result in a conflict with any existing (onsite) public easements.
 7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the Project site's Zoning Classification of R-4 (Planned Residential) in that the referenced Zone requires that each lot be a minimum of 3,500 square feet in area. The subdivision proposes a minimum (residential) lot size of 5,000 square feet, compliant with the standard.

Plot Plan No. 210002

To approve a Plot Plan, the following findings must be made, with standards enumerated in Section 18.30 of Ordinance No. 348. As proposed, Plot Plan No. 210002 is found to comply with all applicable standards of development, and accordingly all findings can be made to recommend for approval as proposed.

1. The proposed use conforms to all requirements of the Riverside County General Plan, all applicable requirements of State law, as well as adopted Riverside County Ordinances in that the proposed use and all structures are permitted pursuant to the subject property's respective General Plan Land Use Designation and Zoning, with development found to comply with applicable standards, including, but not limited to, building height, parking and setbacks from property-lines as indicated in the preceding findings and following development standards findings.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare in that the subject Project has been reviewed by County staff for conformance with applicable standards of development and found compliant. All proposed uses and structures are permissible within the property's respective Land Use designation and zoning, subject to the findings herein. Prior to issuance of a permit for construction, structural plans will be submitted to the County's Building and Safety Department to check for conformance with the California Building Code, a process that will ensure that ultimate development of the property will not result in adverse impacts to the public health, safety or general welfare.
3. The proposed use conforms to the logical development of the land and will be compatible with the present and future logical development of surrounding property in that the subject Project proposes subdivision of land and subsequent construction of residential units in conformance with the Land Use and zoning designations for the property, implementing the community's vision for the site in conformance with the Riverside County General Plan and Ordinance No. 348. Surrounding properties presently contain and have been heretofore developed under similar zoning, and accordingly implementation of the subject project would continue the existing development pattern and aesthetic of the community.
4. That the 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 in that the proposed Tentative Map and Plot Plan would facilitate subdivision and development of a presently vacant lot with residential structures, new streets, sidewalks and internal pathways that would provide vehicular and pedestrian connectivity to adjacent and surrounding properties, implementing the following applicable policies of the Circulation Element of the County's General Plan:

C4.1:

Provide facilities for the safe movement of pedestrians within developments, as specified in the Riverside County Ordinances Regulating the Division of Land of the County of Riverside.

C4.7:

Make reasonable accommodation for safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.

The subject Project has been analyzed by the County's Transportation Department for compliance with applicable standards, including specifically, for vehicular ingress and egress, general circulation, as well as landscaping and drainage, finding that implementation would not result in adverse impacts to regional (vehicular) traffic flow, internal circulation throughout the property (whether by pedestrians or vehicles), nor to water quality and drainage offsite.

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 in that the subject project requests approval of Tentative Tract Map No. 38034 to subdivide a single, legal lot into 54 lots, as well as Plot Plan No. 210002 to construct 48 residential units in conjunction with parkland and infrastructure. Each new residential lot would contain one building, sized in compliance with minimum dimensions and

overall area stipulations of the R-4 Zone, provide vehicular and pedestrian access between the two lots, as well as to adjacent Highway 79 and Briggs Road. As only one structure is proposed on each of the lots, proposed development complies with the finding, with a specific condition to that effect rendered unnecessary.

Development Standards Findings:

Development standards for the subject property's proposed R-4 Zoning are enumerated in Section 8.93 of Ordinance 348 and listed below. As proposed, the project is found to comply with all standards of development, with no requested variances or deviations.

1. *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 subject Project proposes 7,875 square feet of overall area for each dwelling unit, compliant with the standard.

2. *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 subject Project proposes a minimum individual lot area of 5,000 square feet, minimum average lot width of 56 feet, and average lot depth of 88-foot lot depth, compliant with standards.

3. *One-family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (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 to Section 18.27. of this ordinance.*

The subject Project proposes three residential Plan types (variations), ranging from 25 to 35 feet in height, compliant with the standard.

4. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.*

The subject Project proposes minimum 20-foot front yards for all residential lots, compliant with the standard.

5. *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 (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.*

The subject project proposes minimum five-foot side yards for all residential lots and a minimum side yard on corner and reverse lots of 10 feet, compliant with standards.

6. *The rear yard shall not be less than ten (10) feet.*

The subject Project proposes minimum 10-foot yards, compliant with the standard.

7. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this ordinance.*

The site design proposes no encroachments into the referenced yards, compliant with standards.

8. *Off-street parking shall be provided as set forth in Section 18.12. of the ordinance.*

The subject Project proposes a minimum of two spaces (within enclosed garages) per residential unit.

9. *Individual sewage disposal systems shall not be permitted on lots containing an 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 subject Project does not propose to utilize onsite wastewater treatment (septic), rather will connect to the County's existing sewer network.

10. *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.*

Project proposes construction of a 14,909 square foot (0.34 acre) public park, designed as compliant with applicable standards and determined to be adequate in size and form to serve the needs of the subdivision and its future residents.

13. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.*

The subject project proposes the construction of sidewalks and internal streets to facilitate access to each lot and dwelling within the subdivision. All means of access have been designed in accordance with County of Riverside standards, and determined to provide adequate pedestrian, vehicular and emergency ingress and egress from the site.

14. *Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map and a development plan approved as set forth in Section 8.95 or Ordinance No. 348.*

The proposed scope of work includes a request for a Tentative Tract Map (No. 38034) for subdivision of one lot into 54 lots and a Plot Plan (No. 210002) for proposed development of 48 residential units. Both the proposed subdivision and structures have been reviewed by County staff and found to comply with all applicable standards, with findings enumerated herein.

15. *A subdivision conforming to the standards and conditions of County Ordinance No. 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.*

Tentative Tract Map No. 38034 is the proposed subdivision and will be required to be recorded prior to construction of any individual residential buildings. The Tentative Map shows the residential lots as numbered lots.

16. *A development plan conforming to the requirements of this shall be approved by the Planning Commission.*

The proposed scope of work would include the construction of three different dwelling "Plans," each with differing setbacks from property-lines, story-counts and building facades, as well as new landscaping and infrastructure. The design details for both proposed structures (including elevations, materials and colors) and plantings are illustrated on various exhibits (attached herein) and referred to broadly as the project's "Design Manual."

17. *Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.*

The submitted Design Manual includes typical plotting (footprints) for all proposed dwellings within the subdivision.

18. *Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.*

The location of sidewalks, recreation and other open areas are illustrated and detailed within the submitted Design Manual Tentative Tract Map, and conceptual landscape plan (among others).

19. *Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.*

The Design Manual includes a conceptual wall and fence plan that shows the planned location of all walls and fencing along with their heights and elevations of each wall and fence type. The conceptual landscape plan included in the Design Manual shows the general location of paving and different landscape treatments throughout the project site.

20. *Plans and elevations of typical structures to indicate architectural type and construction standards.*

The project's Design Manual includes dimensioned elevations for the development's three proposed (dwelling) Plan types, as well as a listing and illustration of surfacing materials to be utilized on their facades.

21. *Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission.*

The Design Manual includes a plan for maintenance of open space or common areas within the Project site, including the proposed park, hillside/parkway landscaping and basins. No Homeowners Association or other private maintenance entity is anticipated to be necessary for maintenance of proposed open space or recreation (park) areas. Standard conditions of approval have been included with the Project to ultimately require annexation of the project's park into the Valley-Wide Parks/Recreation District.

Other Findings:

1. The subject property is not located within a Criteria Cell of the MSHCP, and accordingly fulfills the Conservation Area requirements of the MSHCP.
2. The project site is located within the Sphere of Influence of the City of Murrieta. Project materials were provided to that City for review, with no comments received.
3. 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.
4. In accordance with requirements of (Senate Bill) SB 18 and (Assembly Bill) AB 52, project notice was forwarded to several local Tribes on January 21, 2021, with the Pechanga, Agua Caliente, Rincon and Pechanga Bands of Indians as well as the Soboba Band of Mission Indians ultimately requesting consultation. All responding Tribes expressed concern that the project site may contain subsurface resources that might be discovered and/or disturbed during ground disturbing activities, and accordingly mitigation (MM TCR-1 and MM TCR-3 respectively, and memorialized as conditions of approval) has been included that a Tribal Monitor from the consulting/aforementioned Tribes be present during grading activities with specific procedures to be followed to ensure that any resources discovered during project construction activities are handled in a culturally appropriate manner.

Moreover, should human remains be encountered during construction activities, Mitigation Measure MM-TCR-2 (memorialized as a condition of approval) has been included to require that the Project adhere to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 (b) – specifically requiring that any such remains be kept free from disturbance until their origin can be determined by the County Coroner and a final decision made regarding treatment and disposition.

5. The Project site is located within Zone “B” of the Mount Palomar Observatory Lighting Zone boundary, and accordingly has been conditioned to comply with all lighting standards specified within Ordinance No. 655.
6. The Project site is located within or partially within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Pursuant to County Ordinance No. 663 and the SKRHCP, all projects proposed within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through onsite mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The subject Project is not located within a designated Fire Hazard Zone, nor within a Fire Responsibility Area.

Conclusion:

1. Pursuant to facts in the record and the analysis herein, the subject project is found to conform to all applicable requirements of the Riverside County General Plan, Southwest Area Plan, all implementing County Ordinances, and applicable requirements of State law. Staff finds that, as proposed, the 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, with public hearing notices mailed to all property owners within a 600-foot radius.

As of the writing of this report, no correspondence has been received from the public concerning the subject project.

APPEAL INFORMATION

The Planning Commission's determination shall be final unless appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board within 10 days of the date the Notice of Decision appears on the Board's agenda, coupled with the required fee set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions).

ATTACHMENTS

- Exhibit A - Tentative Tract Map No. 38034
 - Exhibit B - Building Elevations (including materials board)
 - Exhibit C - Building Floor Plans
 - Exhibit D - Design Manual (Plot Plan No. 210002)
 - Exhibit E - Initial Study/Mitigated Negative Declaration
 - Exhibit G - Preliminary Grading Plan
 - Exhibit H - Draft Conditions of Approval
-



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TTM38034, PPT210002, GPA210001, CZ2100002

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

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

COMPLETED/REVIEWED BY:

By: Evan Langan Title: Principal Planner Date: September 7, 2022

Applicant/Project Sponsor: Alan Cohen Date Submitted: January 11, 2021

ADOPTED BY: Planning Commission

Person Verifying Adoption: Evan Langan Date: August 26, 2022

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

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

For additional information, please contact Evan Langan at 951-955-3024.

Revised: 08/26/22

Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ210001
Project Case Type (s) and Number(s): GPA210001 / CZ2100002 / PPT210002 / TTM38034
Lead Agency Name: County of Riverside
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Evan Langan, AICP, Urban/Regional Planner IV
Telephone Number: 951-955-3025
Applicant's Name: Signature Realty Capital Corp. (Alan Cohen)
Applicant's Address: 1901 Newport Blvd, Suite No. 350, Costa Mesa, CA 92627

I. PROJECT INFORMATION

Project Description:

General Plan Amendment No. 210001 is a request to modify the land use designation on the subject property from Community Development: Low Density Residential to Community Development: Medium Density Residential.

Change of Zone No. 2100002 is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential).

Tentative Tract Map No. 38034 is a proposal for a Schedule "A" subdivision of approximately 10 acres (gross) into 48 residential lots with a minimum lot size of 5,000 square feet and a maximum of 9,868 square feet. Four additional lots will be created: Lots 49 and 50 will be streetside landscaping along Pat Road; Lot 51 will be a water quality basin; Lots 52 and 53 will be streetside landscaping along Ruft Road; and Lot 54 will be a pocket park.

Plot Plan No. 210002 is a proposal to construct 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure.

All buildings will have a maximum of forty feet, in compliance with the R-4 Zone, and comprise a mix of one and two-story homes. Construction is anticipated to begin in 2024 and continue for approximately six months.

The Project will require 26,300 cubic feet of earthwork cut and 26,300 cubic feet of earthwork fill, thus the site will have a balance of earthwork.

Street improvements (including landscaping) will be installed along the Project frontage on Ruft Road, Slough Road, and Pat Road.

Utilities will be provided to the Project by the following providers:

Electricity:	Southern California Edison
Gas:	Southern California Gas
Telephone:	Verizon
Cable TV:	Frontier / Spectrum

Water: Eastern Municipal Water District (EMWD)
Sewer: EMWD

All utilities are currently in place for adjacent properties to the south and west and will be brought on to the Project site through the construction process. The farthest distance for any of these services is the existing sewer line located approximately 150 feet to the south of this project and is located in existing right-of-way of public streets.

School District: Menifee Union School District
Perris Union High School

The above is hereinafter referred to as the "Project" or "project".

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

B. Total Project Area:

Residential Acres: 10	Lots: 48	Units: 48	Projected No. of Residents: 125
Commercial Acres: 0	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 0	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:

Other: 6,349 s.f. of streetside landscaping; 20,542 s.f. of water quality basin; and 14,267 of park site

C. Assessor's Parcel No(s): 472-320-036

Street References: The project site is located north of Pat Road, east of Slough Road, south of Ruft Road, and west of Pourroy Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Township 6 South, Range 2 West, Section 29 Northeast, SBBM

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site for the proposed project is comprised of mostly undisturbed land as there has been no previous development on the parcel included in the project's scope of work meaning the entire site is vacant. The land is mostly comprised of non-native grasslands and disturbed habitats. The topography of the site is mostly flat, with a 34' topography differential sloping from the northwest to the southeast. To the west is the West Hill Steam Academy, to the south is an existing residential subdivision that was recorded in 2004, and constructed in in the mid to late 2000's. To the east is located undeveloped residentially-zoned property, as well as land occupied by the "St. Thomas the Hermit" Church. The general area is mostly developed and for the purposes of this document, is considered an urbanized area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project, if the General Plan Amendment is approved, would be consistent with the proposed Community Development: Medium Density Residential (CD: MDR) Land Use Designation and other applicable land use policies within the County of Riverside General Plan.

2. **Circulation:** The project, as conditioned, has adequate circulation to the site via Ruft, Slough, and Pat Roads. and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project lies outside all Cell Criteria Areas of the Western Riverside Multi-Species Habitat Conservation Plan (WR-MSHCP). In accordance with policy OS 17.1, this General Plan Amendment was reviewed via the County's HANS process and was found to be consistent with the provisions of the MSHCP. Additionally, the Project site is not a wildlife movement corridor, will not impact wildlife habitat, or riparian, riverine, or vernal pool resources. Therefore, the project meets all applicable Multipurpose Open Space policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The project will not expose future residents to noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Community element policies. In particular, policies HC3.3 and HC2.2.a, which refer to encouraging the development of bicycling and pedestrian pathways.
9. **Environmental Justice:** The Project is not located in within an area that Riverside County has designated as a "Environmental Justice Community" with the General Plan, and so those policies do not apply.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Existing - Low Density Residential (LDR) (1-2 du/ac); Proposed - Medium Density Residential (MDR) (2-5 du/ac)

E. Overlay(s), if any: n/a

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development in all directions

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

4. **Overlay(s), if any:** n/a

5. **Policy Area(s), if any:** Highway 79 Policy Area

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: R-R to the north, west, and northeast, One-Family Dwellings (R-1) to the south, and One Family Dwellings with a 13,000 square foot minimum lot size (R-1-13000) to the southeast.

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 type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" 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 checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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.

Evan Langan

Signature

July 8, 2022

Date

Evan Langan, AICP
Urban/Regional Planner IV

Printed Name

For: John Hildebrand,
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways", GIS Database (Map My County), Google Earth

Findings of Fact:

a) *Have a substantial effect upon a scenic highway corridor within which it is located? No Impact*

There is no scenic highway in the vicinity of the project. According to the Riverside County Southwest Area Plan Figure 9, *Scenic Highways*, the closest scenic highway is Interstate 215 (I-215) located approximately 3.8 miles west of the site and is designated as a County Eligible scenic highway. Due to the distance from the site to I-215, and the terrain and development in between, the site would not be visible from the I-215. Therefore, there would be no substantial effect upon a scenic corridor and no impact would occur.

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? Less Than Significant Impact

The Project site is located in an unincorporated suburban area of southwest Riverside County known as French Valley. Access to the Project site is provided along Pat Road. The Project site elevation varies from approximately 1,408 feet (minimum) to 1,444 feet (maximum) above mean sea level (AMSL), as shown in *Map My County*.

The Project site consists of a heavily disturbed vacant lot, consisting of primarily ruderal vegetation (non-native weeds). This type of vegetation is typical of properties that have already been disced, cleared, graded, or otherwise altered.

The Project proposes the subdivision of approximately 10 acres into 48 residential lots with ancillary road improvements, landscaping installation, and a drainage basin.

On-site conditions at the Project site do not include scenic resources, including, but not limited to, rock outcroppings and unique or landmark features (these features do not exist on the Project site).

Due to the location and topography of the Project site, the proposed Project will not obstruct any prominent vistas, views of surrounding rural estate-residential and vineyard uses or result in the creation of an aesthetically offensive site open to public view. Immediately adjacent to the project to the west is an existing educational facility (Harvest Valley STEAM Academy), to the south is an existing residential subdivision, and to the east is a religious facility (St. Thomas the Hermit Orthodox Church). All properties to the north of the Project area are primarily rural-agricultural in nature and there are no unique landforms on the Project site or the immediate environs, long term views to surrounding hills and mountains will not be obscured by the Project.

Therefore, implementation of the proposed Project will not 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. Impacts are considered less than significant.

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? Less Than Significant Impact

Refer to response 1b) above. The project will not visually degrade the public view of the project site or of the surrounding area. The project site is in a rapidly developing area, and the proposed project is similar in nature to other developments to the south. The project would be reviewed and approved by the County for landscaping and architectural elements that would be compatible with the existing visual character of the surrounding area. Although a zone change and general plan amendment are elements of the project, these are considered relatively minor in nature. The project would be required to comply with General Plan Policies which would include the requirement that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area (General Plan Policy LU 28.10). Compliance with the County's applicable zoning and

other regulations governing scenic quality would reduce impacts to scenic resources to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan (*SWAP*) (Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*)

Findings of Fact:

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

According to the County’s Southwest Area Plan (*SWAP*) (Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*); the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 23 miles northwest from the Observatory.

The following policy is contained in the *SWAP*:

- **SWAP 13.1:** Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

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

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. Outdoor lighting sources include parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project.

Mitigation: No additional mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

The project will include the introduction of 48 new residential units into the French Valley area of Riverside County. The amount of lighting introduced to this area by this project is considered to be incremental, and not significant compared to the surrounding area.

b) Expose residential property to unacceptable light levels? *Less Than Significant Impact*

The development of the project will comply with applicable standards and ordinances that require downward shielded lighting. Additionally, the conceptual landscape plan associated with this subdivision shows the design of the lighting fixtures which follow this guideline.

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 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 OS-2 “Agricultural Resources,” GIS database, Project Application Materials

Findings of Fact:

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? No Impact

The project site is neither designated Prime Farmland, Unique Farmland, nor Farmland of Statewide Importance. Thus, no impact would occur.

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? No Impact

The current zoning is Rural Residential (R-R) and is proposed to be Planned Residential (R-4). Therefore, the project will not conflict with agricultural zoning. Additionally, the Project site is not subject to a Williamson Act Contract, and not within an Agricultural Preserve. No impact would occur to any agricultural zoning, Williamson Act contract, or Agricultural Preserve.

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)? No Impact

The project site is located within a rapidly growing area of Riverside County. There are existing developments to the south, west, and east, and there are no lands in agricultural production in the project vicinity. No impact would occur.

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? Less Than Significant Impact

The Project is in an area that is rapidly growing, and not zoned for agricultural uses. Additionally, there are no lands designated for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within ½ mile of the Project. However, development of this Project is a continuation of the rapidly-developing French Valley area, which has seen the conversion of Farmlands of Local Importance converted to urbanized development. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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

Findings of Fact:

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))? *No Impact*

The project site is not zoned for forest land or timberland. No impact would occur.

b) Result in the loss of forest land or conversion of forest land to non-forest use? *No Impact*

There are no forest lands in the project vicinity, therefore, the project will not result in the loss of forest land. No impact would occur.

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? *No Impact*

It is not anticipated that the project will involve any other changes to the existing environment that could result in conversion of forest land to non-forest use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 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) 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 type="checkbox"/>	<input checked="" 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, Air Quality Analysis conducted by Urban Crossroads on June 24, 2021

Note: Any tables or figures in this section are from the *AQ/GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) *Conflict with or obstruct implementation of the applicable air quality plan? Less Than Significant Impact*

Findings of Fact: The Project site is within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The Southern California Air Quality Management District (SCAQMD) has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county air basin (Basin) and the Los Angeles County and Riverside County portions of what was formerly referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control and works directly with the Southern California Association of Governments (SCAG), county transportation commission, local governments, as well as State and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet State and federal ambient air quality standards.

Currently, these State and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the State and federal ambient air quality standards. AQMPs are updated regularly to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In March 2017, the AQMD released the Final 2016 AQMP, which continues to evaluate current integrated strategies and control measures to meet the National Ambient Air Quality Standards (NAAQS) and explores new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, State, and local levels. Similar to the 2012 AQMP, the 2016 AQMP incorporates scientific and technological information and planning assumptions. The Project’s consistency with the AQMP is determined using the 2016 AQMP as discussed below.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993). These indicators are discussed below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Consistency Criterion No. 1:

The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. The violations that Consistency Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded.

Construction Impacts – Consistency Criterion 1:

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if LSTs or regional significance thresholds were exceeded. The Project’s localized construction-source emissions would not exceed applicable regional significance thresholds or LST. Additionally, as shown under question b) of this section, Project construction emissions would not exceed regional thresholds. As such, the Project is consistent with the AQMP with regard to regional construction-source air quality violations.

Operational Impacts – Consistency Criterion 1:

As evaluated, the Project’s localized operational-source emissions would not exceed applicable regional significance thresholds or LST. As such, the Project would not result in a significant impact with respect to this criterion. On the basis of the preceding discussion, the Project is determined to consistent with the first criterion.

Consistency Criterion No. 2:

The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase. The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in County of Riverside General Plan is considered to be consistent with the AQMP.

Construction Impacts – Consistency Criterion 2:

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site’s land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.

Operational Impacts – Consistency Criterion 2:

The County of Riverside of Riverside designates the Project site for Low Density Residential, but is being modified to Medium Density Residential. Given the fact that there are unrealized residential developments as discussed in Table 21 below, the Project’s proposed land use is consistent with the types of uses anticipated by the growth assumptions anticipated in County of Riverside’s General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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On the basis of the preceding discussion, the Project is determined to be consistent with the second criterion.

AQMP Consistency Conclusion

The Project would not have the potential to result in or cause NAAQS or CAAQS violations. Additionally, Project construction and operational-source emissions would not exceed the regional or localized significance thresholds. The Project would not alter the allowed land use. The Project is therefore considered to be consistent with the AQMP.

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? Less Than Significant Impact

Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Criteria pollutants, their typical sources, and health effects are identified below in Table 1:

TABLE 1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources
NO _x	Nitrus Oxides (NO _x) consist of nitric oxide (NO), nitrogen dioxide (NO ₂) and nitrous oxide (N ₂ O) and are formed when nitrogen (N ₂) combines with Oxygen (O ₂). Their lifespan in the atmosphere ranges from one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. NO _x is typically created during combustion processes and are major contributors to smog formation and acid deposition. NO ₂ is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO ₂ is the most abundant in the atmosphere. As ambient concentrations of NO ₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO ₂ than those indicated by regional monitoring station.	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.
VOC	(Volatile Organic Compounds) (VOCs) are hydrocarbon compounds (any compound containing various combinations of hydrogen and	Organic chemicals are widely used as ingredients in household products.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O ₃ to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O ₃ , which is a criteria pollutant. The terms VOC and ROG (see below) are used interchangeably.	Paints, varnishes and wax all contain organic solvents, as do many cleaning, disinfecting, cosmetic, degreasing and hobby products. Fuels are made up of organic chemicals. All of these products can release organic compounds while you are using them, and, to some degree, when they are stored.
PM ₁₀	Particulate Matter (PM ₁₀): A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. Particulate matter pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction air clarity. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. Additionally, it should be noted that PM ₁₀ is considered a criteria air pollutant.	Sources of PM ₁₀ include road dust, windblown dust and construction. Also formed from other pollutants (acid rain, NO _x , SO _x , organics). Incomplete combustion of any fuel.
PM _{2.5}	PM _{2.5} : A similar air pollutant to PM ₁₀ consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include SO ₄ formed from SO ₂ release from power plants and industrial facilities and nitrates that are formed from NO _x release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM _{2.5} is a criteria air pollutant.	PM _{2.5} comes from fuel combustion in motor vehicles, equipment and industrial sources, residential and agricultural burning. Also formed from reaction of other pollutants (acid rain, NO _x , SO _x , organics).

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

SO _x	Sulfur Oxide (SO ₂) is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO ₂ oxidizes in the atmosphere, it forms SO ₄ . Collectively, these pollutants are referred to as sulfur oxides (SO _x).	Coal or oil burning power plants and industries, refineries, diesel engines
CO	Carbon Dioxide (CO) is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone (O ₃), motor vehicles operating at slow speeds are the primary source of CO in the South Coast Air Basin (SCAB). The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.
Pb	Lead (Pb) is a heavy metal that is highly persistent in the environment and is considered a criteria pollutant. In the past, the primary source of Pb in the air was emissions from vehicles burning leaded gasoline. The major sources of Pb emissions are ore and metals processing, particularly Pb smelters, and piston-engine aircraft operating on leaded aviation gasoline. Other stationary sources include waste incinerators, utilities, and lead-acid battery manufacturers. It should be noted that the Project does not include operational activities such as metal processing or Pb acid battery manufacturing. As such, the Project is not anticipated to generate a quantifiable amount of Pb emissions.	Metal smelters, resource recovery, leaded gasoline, deterioration of Pb paint.

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the Initial Study Checklist in Appendix G of the State CEQA Guidelines (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would:

- Conflict with or obstruct implementation of the applicable air quality plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. affecting a substantial number of people.

The SCAQMD has also developed regional significance thresholds for other regulated pollutants, as summarized at Table 2. The SCAQMD’s CEQA Air Quality Significance Thresholds (April 2019) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

TABLE 2: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS

Pollutant	Construction Regional Thresholds	Operational Regional Thresholds
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Pb	3 lbs/day	3 lbs/day

Construction Emissions

Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

The anticipated construction duration, by phase, is shown in Table 3. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines 15064 (1)*.

TABLE 3: CONSTRUCTION DURATION*

Phase Name	Start Date	End Date	Days
Site Preparation	6/1/23	6/14/23	10
Grading	6/15/23	7/26/23	30
Building Construction	7/27/23	9/19/24	300
Paving	7/26/23	9/19/24	40

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Architectural Coating	8/23/23	9/19/24	20
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** It should be noted that the Air Quality Study associated with this Project assumed a construction period from June of 2021 to September 2022. Dates have been adjusted accordingly.*

Site specific construction fleet may vary due to specific project needs at the time of construction. The associated construction equipment was generally based on CalEEMod 2016.3.2 defaults, and the Project applicant has confirmed that the equipment list is reasonable for the Project’s construction. A detailed summary of construction equipment by phase is provided in Table 4, including assumptions generated by SCAQMD via Rule 1113 pertaining to architectural coatings and volatile organic compounds.

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

TABLE 4: CONSTRUCTION EQUIPMENT ASSUMPTIONS

Phase Name	Equipment	Amount	Hours / Day
Site Preparation	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
Grading	Excavators	2	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Tractors/Loaders/Backhoes	2	8
Building Construction	Cranes	1	7
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	7
	Welders	1	8
Architectural Coating	Air Compressors	1	6
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8

Impacts without Mitigation

CalEEMod calculates maximum daily emissions for summer and winter periods. The estimated maximum daily construction emissions without mitigation are summarized on Table 5. Detailed construction model outputs are presented in Appendices of the Air Quality Study. Under the assumed scenarios, emissions resulting from the Project construction will not exceed thresholds established by the SCAQMD for emissions of NO_x.

TABLE 5: OVERALL CONSTRUCTION EMISSIONS SUMMARY*

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2023	4.28	46.45	31.63	0.06	20.31	11.87
2024	17.25	28.69	34.15	0.06	1.91	1.49
Winter						
2023	4.28	46.46	31.56	0.06	20.31	11.87
2024	17.27	28.70	34.03	0.06	1.91	1.49
Maximum Daily Emissions	17.27	46.46	34.15	0.06	20.31	11.87
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

* It should be noted that the Air Quality Study associated with this Project assumed a construction period from June of 2021 to September 2022. Dates have been adjusted accordingly.

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

Operational activities associated with the proposed Project will result in emissions of VOCs, NOX, SOX, CO, PM10, and PM2.5. Operational emissions would be expected from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions

As previously stated, CalEEMod utilizes summer and winter EMFAC2017 emission factors in order to derive vehicle emissions associated with Project operational activities, which vary by season. As such, operational activities for summer and winter scenarios are presented in Table 6. Detailed operational model outputs are presented in the Air Quality Study. The Project would not exceed the numerical thresholds of significance established by the SCAQMD for emissions of VOC, NOX, CO, PM10, and PM2.5.

TABLE 6: SUMMARY OF PEAK OPERATIONAL EMISSIONS

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Area Source	3.43	1.04	16.55	0.05	0.00	2.09
Energy Source	0.02	0.21	0.09	0.00	0.00	0.02
Mobile Source Passenger Cars	1.31	3.42	12.57	0.04	3.45	0.04
Maximum Daily Summer Emissions	4.76	4.67	29.22	0.08	3.45	2.14
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Winter						
Area Source	3.43	1.04	16.55	0.05	0.00	2.09
Energy Source	0.02	0.21	0.09	0.00	0.00	0.02
Mobile Source Passenger Cars	1.18	3.55	10.84	0.03	3.45	0.04
Maximum Daily Winter Emissions	4.63	4.80	27.48	0.08	3.45	2.14
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

The proposed Project site area is designated as an extreme non-attainment area for ozone, and a non-attainment area for PM₁₀, PM_{2.5}, and lead.

The AQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (44). In this report the AQMD clearly states (Page D-3):

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“...the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is

HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.”

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s recommended daily thresholds for project- specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

CONSTRUCTION IMPACTS

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, proposed Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

OPERATIONAL IMPACTS

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project operational-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, proposed Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

The Project, the development of 48 residential lots with ancillary public utility improvements, is not considered a substantial criteria pollutant generator. However, the future residents of the Projects will utilize private automobiles as well as typical household chemicals. Therefore, impacts to sensitive receptors are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) *Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations? Less Than Significant Impact*

Localized Significance Threshold (LST)

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the NAAQS and CAAQS. Collectively, these are referred to as Localized Significance Thresholds (LSTs).

The SCAQMD established LSTs in response to the SCAQMD Governing Board’s Environmental Justice Initiative I-42. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the LST Methodology.

For this Project, the appropriate SRA for the LST analysis is Temecula Valley (SRA 26). LSTs apply to CO, NO2, PM10, and PM2.5. The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size.

In order to determine the appropriate methodology for determining localized impacts that could occur as a result of Project-related construction, the following process is undertaken:

- CalEEMod is utilized to determine the maximum daily on-site emissions that will occur during construction activity.
- The SCAQMD’s *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds* and *CalEEMod User’s Guide Appendix A: Calculation Details for CalEEMod* is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod (33) (28).
- If the total acreage disturbed is less than or equal to five acres per day, then the SCAQMD’s screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact. The look-up tables establish a maximum daily emissions threshold in lbs/day that can be compared to CalEEMod outputs.
- If the total acreage disturbed is greater than five acres per day, then LST impacts are appropriately evaluated through dispersion modeling.
- The LST methodology presents mass emission rates for each SRA, project sizes of 1, 2, and 5 acres, and nearest receptor distances of 25, 50, 100, 200, and 500 meters. For project sizes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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between the values given, or with receptors at distances between the given receptors, the methodology uses linear interpolation to determine the thresholds.

As previously stated, LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor. Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities.

The project site is approximately 10 acres can be disturbed per day during site preparation and grading activities. For the purposes of this analysis, and as a conservative measure, the SCAQMD look-up tables of 5 acres are used to determine localized significance thresholds for site preparation and grading. The LST lookup tables can be used as a conservative measure to show that even if the daily emissions from all project construction were emitted on a 5-acre site (and therefore concentrated over a smaller area which would result in greater site adjacent concentrations), if the impacts are less than significant, then a more detailed evaluation is not necessary.

The threshold values presented in Table 7, are from the look-up tables for a 5-acre site and a 25-meter distance for localized NO_x, CO, PM₁₀, and PM_{2.5} evaluation.

TABLE 7: MAXIMUM DAILY LOCALIZED CONSTRUCTION EMISSIONS THRESHOLDS

Pollutant	Construction Localized Thresholds
NO _x	371 lbs/day
CO	1,965 lbs/day
PM ₁₀	13 lbs/day
PM _{2.5}	8 lbs/day

Table 8 identifies the localized impacts at the nearest receptor location in the vicinity of the Project that include watering the site 3 times per day per the SCAQMD Rule 403. The emissions summary is based on the maximum daily emissions from construction phases occurring individually in year 1 and the combined emissions from building construction, paving and architectural coatings in year 2. Based on the emissions summaries localized construction emissions would not exceed the applicable SCAQMD LSTs.

TABLE 8: PROJECT LOCALIZED CONSTRUCTION EMISSIONS, WITH SCAQMD RULE 403

On-Site Emissions	Emissions (lbs/day)			
	NO _x	CO	PM10	PM2.5
Maximum Daily Emissions	38.8	31.9	8.7	5.4
SCAQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	No	No	No	No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project is located on an approximately 10-acre parcel. This analysis is conservative as it assumes that all operational emissions associated with the project would occur within a 5-acre area. The LST analysis generally includes on-site sources (area, energy, mobile, and on-site cargo handling equipment are discussed in the Air Quality study). However, it should be noted that the CalEEMod outputs do not separate on-site and off-site emissions from mobile sources. In an effort to establish a maximum potential impact scenario for analytic purposes, the emissions shown on Table 8 represent all on-site Project-related sources including 10 percent of the Project-related mobile sources. Modeling based on these assumptions demonstrates that even within broad encompassing parameters, Project operational-source emissions would not exceed applicable LSTs.

Although the Project will have an increase in pollutants, those impacts are below the thresholds established by the Air Quality Management District for localized impacts.

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors.

Adjacent to the Project to the west is an existing school, and to the east is an existing church. Within a one-mile radius of the Project lies several hundreds of residential homes, along with parks, and several other schools. Figure 1 illustrates the location of the nearest sensitive receptors:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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FIGURE 1: SENSITIVE RECEPTOR LOCATIONS



LEGEND:
 N
 Receptors
 Distance to receptor
 Site Boundary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial criteria pollutant concentrations during Project construction.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during operational activity.

The Project would not result in potentially adverse CO concentrations or “hot spots.” Further, detailed modeling of Project-specific CO “hot spots” is not needed to reach this conclusion. An adverse CO concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SCAB was designated nonattainment under the CAAQS and NAAQS for CO.

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent).

With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment.

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards, as shown on Table 9.

TABLE 9: CO MODEL RESULTS

Intersection Location	CO Concentrations (ppm)		
	Morning 1-hour	Afternoon 1-hour	8-hour
Wilshire Boulevard/Veteran Avenue	4.6	3.5	4.2
Sunset Boulevard/Highland Avenue	4	4.5	3.9
La Cienega Boulevard/Century Boulevard	3.7	3.1	5.8
Long Beach Boulevard/Imperial Highway	3	3.1	9.3

Traffic volumes generating the CO concentrations for the “hot spot” analysis is shown on Table 10. The busiest intersection evaluated for AM traffic volumes was at Wilshire Blvd. and Veteran Ave., which has an AM traffic volume of approximately 8,062 vehicles per hour (vph). Alternatively, the busiest intersection for PM traffic volumes was at La Cienega Boulevard and Century Boulevard, which has a PM traffic volume of 8,674 vph. Although Project-related traffic volumes would result in slightly higher volumes on local roads, the proposed Project considered herein would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Peak CO concentrations measure at the Long Beach Boulevard and Imperial Highway intersection, are attributable to meteorological and topographical condition (accounting for approximately 92% of the CO concentrations) as opposed to traffic volumes and congestion (approximately 8% of the CO concentrations). Additionally, coupled with the ongoing improvements in ambient air quality and improvements in tailpipe emissions, the Project would not be capable of resulting in a CO “hot spot” at any study area intersections.

TABLE 10: TRAFFIC VOLUMES FOR POTENTIAL EXAMPLE CO HOTSPOTS

Intersection Location	Total (AM/PM)
Wilshire Boulevard/Veteran Avenue	8,062/7,719
Sunset Boulevard/Highland Avenue	6,614/5,374
La Cienega Boulevard/Century Boulevard	6,634/8,674
Long Beach Boulevard/Imperial Highway	4,212/5,514

Therefore, CO “hot spots” are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant. Further Project traffic would not create traffic of a similar nature as these urban intersections, and thus will not in a CO “hotspot.”

Impacts to LSTs, as well as the potential for creating a CO “hotspot” are less than significant.

- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? Less Than Significant Impact*

CONSTRUCTION IMPACTS

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant.

OPERATIONAL IMPACTS

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

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

The Project does not contain land uses typically associated with emitting objectionable odors. Additionally, typical solid waste (refuse) associated with the proposed Project's uses are also known to possibly emit odors. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Western Riverside County Multiple Species Habitat Conservation Plan, On-site Inspection, “Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 10.30-Acre Signal Reality Capital Corporation Project Site, Unincorporated Western Riverside County, California.” Conducted by Cadre Environmental on December 22nd, 2020, and updated on May 13, 2021 (*Bio Report*) (it should be noted that a Jurisdictional Delineation conducted by Carlson Strategic Land Solutions, Inc. is incorporated in this report)

Findings of Fact:

a) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? Less Than Significant with Mitigation*

The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan. The Project site is not located within or adjacent to a Plan Cell Group, Plan Criteria Cell, or Conservation Area, and is not located within plan-defined areas requiring surveys for narrow endemic plant species or criteria area plant species. However, the Project is located within a designated area requiring surveys for burrowing owl. As a result, the General Biological Assessment Report that was prepared for the Project conducted the habitat assessment outlined by the MSHCP in *Step 1: Habitat Assessment*, which identified suitable habitat for burrowing owls and determined that no burrowing owls are currently on the site. Consistent with the MSHCP requirements, focused surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (2006). The *Bio Report* was conducted on October 12th, 2020. Based on the focused surveys, the Biological Resource Assessment concluded that the burrowing owls do not currently exist on the site. However, due to the fact that the Project site is located within the MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project activities, as included in MM BIO-1. With implementation of Mitigation Measure BIO-1, potential conflict with the MSHCP would be less than significant.

Regarding MSHCP Section 6.1.2, the Project area does not contain any drainage, riparian, or riverine features. In addition, none of the riparian/riverine bird species listed in Section 6.1.2 of the MSHCP were found within the Project area. Due to the lack of suitable riparian habitat on the Project site, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted and were not conducted. None of the conditions associated with vernal pools (i.e., depressions, ponded water, hydric soils, etc.) were observed on site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water (e.g., mud cracks, tire ruts, drainages) were recorded.

Although the Project Site occurs within a predetermined Survey Area for six (6) narrow endemic plant species including Munz’s onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright’s trichocoronis, no suitable habitat or site conditions for narrow endemic plants was detected onsite, as is discussed in detail below in subsection b). The project is compliant with MSHCP Section 6.1.3. Likewise, MSHCP Section 6.1.4, Guidelines Pertaining to the Urban/Wildlands Interface, are not applicable to the Project site because the guidelines are related to the MSHCP Conservation Area; and the Project site is not within the vicinity of a conservation area. Thus, impacts related to MSHCP Sections 6.1.3 and 6.1.4 would not occur from implementation of the Project.

Additionally, the Project applicant would be required to pay fees required pursuant to Riverside County Ordinance No. 810 (Western Riverside County MSHCP Fee Program Ordinance). With payment of fees and incorporation of MM-BIO-1, the Project would not result in any conflicts with the MSHCP, and impacts would be less than significant with mitigation incorporated.

***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)?
Less Than Significant Impact***

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS), and special groups like the California Native Plant Society (CNPS) maintain watch lists of such resources. For the purpose of this assessment, sources used to determine the sensitive status of biological resources are:

Plants: USFWS (2020), CDFW (2020d), California Natural Diversity Database (CNDDB), (CDFW 2020a), CNPS (2020), Skinner and Pavlik (1994),

Wildlife: California Wildlife Habitat Relationships (2008), USFWS (2020), CDFW (2020b, 2020c), and CNDDB (CDFW 2020a),

Habitats: CNDDB (CDFW 2020a).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, the USFWS, and special groups like the CNPS maintain watch lists of such resources.

For purposes of this assessment, the following acronyms are used for federal status species:

FE	Federal Endangered
FT	Federal Threatened
FPE	Federal Proposed Endangered
FPT	Federal Proposed Threatened
FC	Federal Candidate for Listing

State of California Protection and Classifications

The California Endangered Species Act (CESA) defines an endangered species as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a threatened species as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985, is a threatened species." Candidate species are defined as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the federal Endangered Species Act, the CESA does not include listing provisions for invertebrate species. For the purposes of this assessment, the following acronyms are used for state status species:

SE	State Endangered
ST	State Threatened
SCE	State Candidate Endangered
SCT	State Candidate Threatened
SFP	State Fully Protected
SP	State Protected
SR	State Rare
CSC	California Species of Special Concern
WL	California Watch List

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in the state. This organization has compiled an inventory comprised of the information focusing upon geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California. The list serves as the candidate list for listing as threatened and endangered by the CDFW. The CNPS has developed five categories of rarity (California Rare Plant Rank [CRPR]):

CRPR 1A	Presumed extinct in California
CRPR 1B	Rare, threatened, or endangered in California and elsewhere
CRPR 2A	Plants presumed extirpated in California but common elsewhere
CRPR 2B	Plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3	Plants about which we need more information – a review list
CRPR 4	Species of limited distribution in California (i.e., naturally rare in the wild), but whose existence does not appear to be susceptible to threat

A Biological Resources Assessment was prepared for the proposed Project, which included a field survey conducted on October 12th, 2020. The survey included complete coverage of the Project site, with special attention focused toward sensitive species or those habitats potentially supporting sensitive flora or fauna that would be essential to efficiently implementing the terms and conditions of the Western Riverside County MSHCP including features potentially subject to MSHCP 6.1.2 jurisdiction. No sensitive plant communities were documented onsite.

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plants and/or criteria area species if suitable habitat is documented onsite and/or if the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project site occurs completely within a predetermined Survey Area for six (6) narrow endemic plant species including Munz’s onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright’s trichocoronis (*Trichocoronis wrightii* var. *wrightii*) (RCA GIS Data Downloads 2020). No narrow endemic plants are expected to be present onsite, as shown in Table 11, Potential MSHCP Narrow Endemic Plants Assessment.

**Table 11
Potential MSHCP Narrow Endemic Plants Assessment**

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

Species Name (Scientific Name) Status	Habitat Description	Comments
Munz's onion (<i>Allium munzii</i>) FE/ST CRPR List 1B.1 MSHCP NEPSA CA Endemic	Restricted to mesic clay soils in western Riverside County, California. It blooms from March to May. This species is found in southern needlegrass grassland, annual grassland, open coastal sage scrub, or occasionally, in cismontane juniper woodlands.	Not expected – based on a lack of mesic habitat within and or adjacent to the Project Site.
San Diego ambrosia (<i>Ambrosia pumila</i>) FE CRPR List 1B.1 MSHCP NEPSA	San Diego ambrosia is known from Baja California, Mexico, and San Diego and Riverside counties in the United States. It blooms May to September. San Diego ambrosia occurs primarily on upper terraces of rivers and drainages as well as in open grasslands, openings in coastal sage scrub, and occasionally in areas adjacent to vernal pools.	Not expected - San Diego ambrosia is not expected to occur based on a lack of detection. A reference population of this perennial species was visited on October 9 th 2020 during which time the species was easily detectable.
Many-stemmed dudleya (<i>Dudleya multicaulis</i>) CRPR List 1B.2 MSHCP NEPSA	Many-stemmed dudleya is a succulent perennial in the stonecrop family. It blooms April to July. This species is known from several southern California counties, and typically occurs in dry, stony places on heavy soils in scrub and grassland habitats below 2,000 feet elevation. Many-stemmed dudleya is most often associated with clay soils in barren, rocky places, or thinly vegetated openings in chaparral, coastal sage scrub, and southern needlegrass grasslands.	Not expected – based on a lack of open cover and rocky habitats within the region mapped as clay substrates Project Site
Spreading navarretia (<i>Navarretia fossalis</i>) FT/SE CRPR List 1B.1 MSHCP NEPSA	Spreading navarretia is a member of the phlox family, and is found in vernal pools, chenopod scrub, edge of marshes, and playas on saline-alkali soils. It occasionally grows in ditches and depressions associated with degraded habitat or old stock ponds (Consortium 2012). Spreading navarretia is a small prostrate to occasionally erect annual. Spreading navarretia blooms April to June.	Not expected – Spreading navarretia is not expected to occur onsite based on a lack of suitable alkali soils and vernal pool resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Species Name (Scientific Name) Status	Habitat Description	Comments
California Orcutt grass <i>(Orcuttia californica)</i> FE/SE CRPR List 1B.1 MSHCP NEPSA	California Orcutt grass is a small, unique grass that occurs primarily in vernal pool habitats. In southern California, it is known from Orange (recently reported occurrence), Los Angeles, Riverside, Ventura, and San Diego Counties, and continues south into Baja California, Mexico. California Orcutt grass blooms April to August. In Riverside County, this species is found in southern basaltic claypan vernal pools at the Santa Rosa Plateau, and alkaline vernal pools such as Skunk Hollow, at Upper Salt Creek near Hemet, Menifee and elsewhere.	Not expected – California Orcutt grass is not expected to occur onsite based on a lack of suitable vernal pool resources.
Wright's trichocoronis <i>(Trichocoronis wrightii var. wrightii)</i> CRPR List 2.1 MSHCP NEPSA	The historic known range of Wright's trichocoronis includes the Great Valley of central California, western Riverside County, and south Texas and adjacent northeast Mexico. This plant grows in meadows and seeps, marshes, riparian scrub, and vernal pools. Wright's trichocoronis blooms May to September.	Not expected – Wright's trichocoronis is not expected to occur onsite based on a lack of suitable mesic habitat.

Tree Resources

No coast live oaks (*Quercus agrifolia*) were documented within or adjacent to the Project site.

Sensitive Wildlife Species

The Project site does not occur within a predetermined Survey Area for amphibians.

The Project site does not occur within a predetermined Survey Area for mammals.

Stephens' Kangaroo Rat

The Project site falls within the Stephens' kangaroo rat (*Dipodomys stephensi*, SKR) Fee Area outlined in the Riverside County SKR Habitat Conservation Plan (HCP) managed by the Riverside County Habitat Conservation Agency. As such, SKR fees will be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Nesting Bird Habitat

The vegetation communities represent potential nesting habitat for common and MSHCP covered sensitive bird species. Potential direct/indirect impacts to regulated nesting birds will require compliance with the California Department of Fish and Game (CDFG) Code, Section 3503, 3503.5, and 3513 as well as the Migratory Bird Treaty Act.

Therefore, although it is not expected that sensitive species are to be observed onsite, certain protocols for certain species (the payment of fees for the SKR habitat conservation plan, 30-day preconstruction surveys for the Burrowing Owl, etc.) will be followed at the time of grading (see Mitigation Measures MM-BIO-1 through MM-BIO-3).

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? Less Than Significant with Mitigation

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey. A number of resident and migratory birds utilize the general Project area, and the site itself contains a number of trees and bushes which can support nesting birds, although the site is disturbed. However, lands in the immediate vicinity of the Project contain trees, shrubs, and grasslands that may provide potential suitable nesting habitat for migratory bird species.

The Project site is not located within any MSHCP Criteria Cell, Cell Group, Assemblage Area, or Constrained Linkage areas. The purpose of assembling a Constrained Linkage is to form “a constricted connection expected to provide for movement of identified Planning Species between Core Areas, where options for assembly of the connection are limited due to existing patterns of use.” Due to its location and level of disturbance, the site contains no native wildlife nursery sites, and the site itself is not identified as being part of or functions as a migratory wildlife corridor for any fish or wildlife species.

6.3.2 Additional Survey Needs and Procedures – Burrowing Owl

The Project site occurs completely within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*) as shown in Attachment C of the Biological Study. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and adjacent to the property including foraging habitat documented throughout the Project site. Protocol burrowing owl surveys were performed from March to May 2021. No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project site during the spring 2021 surveys.

Following submittal, review and approval of the focused and 30-day preconstruction survey report by the County of Riverside Environmental Programs Division and compliance with all species-specific conservation goals, if detected within or adjacent to the Project site, the project will be consistent with MSHCP Section 6.3.2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the presence of suitable habitat, focused MSHCP burrowing owl surveys are required to determine the presence/absence and status of the species within and adjacent to the Project Site. A 30-day MSHCP preconstruction survey will also be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. A pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). With compliance with Mitigation Measures MM-BIO-1 through MM-BIO-3, the project shall have a less than significant impact with mitigation incorporated.

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? Less Than Significant with Mitigation

Nesting bird species are protected by CDFG Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey. A number of resident and migratory birds utilize the general Project area although the site itself is disturbed and contains no native habitat.

The Project site does not contain any trees that could encourage bird nesting. However, due to its level of disturbance, the site contains no native wildlife nursery sites, and the site itself is not identified as being part of or functions as a migratory wildlife corridor for any fish or wildlife species.

Impacts to nesting bird species must be avoided at all times. The period from approximately February 1 to August 31 is the expected breeding season for bird species occurring in the Project area, including raptors. Under Mitigation Measure MM-BIO-1 through Mitigation Measure MM-BIO-3 if Project activity or vegetation removal is initiated during the breeding season, a qualified biologist should check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented. With the implementation of Mitigation Measure MM-BIO-1 through Mitigation Measure MM-BIO-3, impacts to nesting birds (including burrowing owl) will be less than significant.

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? No Impact

As is stated in the Biological Report, and the Jurisdictional Delineation memo within the Biological Report, no riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site. No suitable habitat for the least Bell's vireo, southwestern willow flycatcher or western yellow-billed cuckoo is present onsite. No additional surveys are required.

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop. Consistent with conditions documented onsite and as previously stated, the majority of the Project Site is characterized as Cajalco fine sandy loam, 8 to 15 percent slopes, eroded (CaD2), Cajalco rocky fine sandy loam, 5 to 15 percent slopes, eroded (CbD2), and Las Posas loam, 2 to 8 percent slopes (LaC), all types possessing well drained substrates (drainage class). Although the southeastern region of the Project Site is mapped as Auld clay, 2 to 8 percent slopes (AuC), no indication of hydric soil was documented within the Project Site. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented (particularly within the Auld clay, 2 to 8 percent slopes (AuC) substrates). Historic aerials taken in 2011 represent an ideal baseline during which show (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials. In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded. No additional surveys are required. No MSHCP 6.1.2 riparian or riverine resources were documented within or adjacent to the Project Site. No impacts will occur.

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? No Impact

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

According to the Biological Report associated with this Project, no riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site. No suitable habitat for the least Bell’s vireo, southwestern willow flycatcher or western yellow-billed cuckoo is present onsite. No additional surveys are required.

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Consistent with conditions documented onsite and as previously stated, the majority of the Project Site is characterized as Cajalco fine sandy loam, 8 to 15 percent slopes, eroded (CaD2), Cajalco rocky fine sandy loam, 5 to 15 percent slopes, eroded (CbD2), and Las Posas loam, 2 to 8 percent slopes (LaC), all types possessing well drained substrates (drainage class). Although the southeastern region of the Project Site is mapped as Auld clay, 2 to 8 percent slopes (AuC), no indication of hydric soil was documented within the Project Site.

A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented (particularly within the Auld clay, 2 to 8 percent slopes (AuC) substrates). Historic aerials taken in 2011 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded. No additional surveys are required.

Drainage features bisect the eastern region of the Project Site in a southwest direction extending offsite to an existing culvert as shown in Attachment H, of the biological report. The drainage features that bisect the Project Site may represent jurisdictional resources which would be regulated by the Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife, United States Army Corps of Engineers and MSHCP Section 6.1.2. A jurisdictional delineation has been completed and has determined that there are no jurisdictional features exist on the Project Site. Accordingly, no Determination of Biological Equivalent or Superior Preservation is required. The project will be compliant with MSHCP Section 6.1.2 and thus will have no impacts on state or federally protected wetlands.

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Less Than Significant Impact

As was discussed in the Biological Report, the Project complies with the following policies of the MSHCP:

- *Criteria Area.* The Project Site is not located within an MSHCP Criteria Area, Cell Group, or Linkage.
- *Criteria Area Species Survey Area.* The Project Site does not occur within a predetermination Survey for MSHCP criteria area plant species.
- *Narrow Endemic Plant Species Survey Area.* The Project Site occurs within a predetermined Survey Area for six (6) narrow endemic plant species including Munz’s onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright’s trichocoronis (RCA GIS Data Downloads 2020). No suitable habitat or site conditions for narrow endemic plants was detected onsite.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- *Amphibian Species Survey Area.* The Project Site is not within the Amphibian Species Survey Area.
- *Mammal Species Survey Area.* The Project Site is not within the Mammal Species Survey Area.

Additionally, the Project Site is not within any tree preservation policy area or other local policy area pertaining to biological issues not already discussed. Therefore, impacts to these policies are less than significant.

Mitigation:

MM-BIO-1 Preconstruction Survey for Burrowing Owl. A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the presence or absence of burrowing owl on the Project site. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the Migratory Bird Treaty Act, and the mitigation guidelines prepared by the California Department of Fish and Wildlife (CDFW) (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance shall occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

To prevent unavoidable impacts, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

MM-BIO-2 If active burrowing owl burrows are detected outside the breeding season (September through January) during the survey outlined in MM-BIO-1, or within the breeding season but owls are not nesting or in the process of nesting, passive relocation may be conducted following consultation with the CDFW and the United States Fish and Wildlife Service (USFWS). Construction activity may not occur within 500 feet of the active burrow. If active nests are identified onsite, the nests shall be avoided, or the owls actively or passively relocated to an appropriate offsite location to the satisfaction of the USFWS or the CDFW. To avoid active nests adequately, no grading or heavy equipment activity shall take place within 250 feet of an active nest during the breeding season (February 1 through August 31) and 160 feet during the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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non-breeding season. This measure shall be implemented to the satisfaction of the City Planning Department.

If active burrowing owl burrows are detected outside the breeding season, passive and/or active relocation may be undertaken following consultation with and approval by the CDFW and/or USFWS. One-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and back filled to ensure that animals do not re-enter the holes/dens. This measure shall be implemented to the satisfaction of the County Resource Conservation Authority (RCA).

MM-BIO-3 If grading is to occur during the nesting season (February 1 – August 31), a pre-construction nesting bird survey shall be conducted within a maximum of three (3) days prior to the start of onsite equipment mobilization and staging, clearing, grubbing, vegetation removal, or grading, whichever occurs first. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. The findings shall be submitted to the County of Riverside Planning Department for review and approval prior to issuance of any ground disturbing activity.

Surveys shall be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 300-foot radius surrounding the work area (in areas where access is feasible). For larger raptors, the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of possible nests and shall concentrate on areas of suitable habitat. If a lapse in project-related work of five (5) days or longer occurs, an additional nest survey shall be required before work can be reinitiated. If nests are encountered during any preconstruction survey, a qualified biologist shall determine if it may be feasible for construction to continue as planned without impacting the success of the nest, depending on conditions specific to each nest and the relative location and rate of construction activities.

If the qualified biologist determines construction activities have potential to adversely affect a nest, the biologist shall immediately inform the construction manager to halt construction activities within minimum exclusion buffer of 300 to 500 feet for songbird nests, and 300 to 500 feet for raptor nests, depending on species and location. Active nest(s) within the Project site shall be monitored by a qualified biologist during construction if work is occurring directly adjacent to the established no-work buffer. Construction activities within the no-work buffer may proceed after a qualified biologist determines the nest is no longer active due to natural causes (e.g., young have fledged, predation, or other non-human causes of nest failure).

Monitoring: Monitoring shall be conducted by a qualified biologist in coordination with the County Biologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:

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

Source(s): On-site Inspection, Project Application Materials, A Phase I Cultural Resources Assessment for the Pat Road Project conducted by Brian F. Smith and Associates dated December 1, 2020.

Findings of Fact:

a,b) Alter or destroy a historic site? (and) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5? No Impact

No properties listed in the National Register of Historic Places (NRHP), the Archeological Determinations of Availability (ADOE), or the Built Environmental Resource Directory (BERD) are located within the project. According to the historic topographic maps and aerial photographs, the property appears to have been repeatedly cleared and disked throughout the twentieth century. It does appear that some structures or outbuildings were present within the southwest corner of the parcel between 1978 and 1996; however, by the early 2000s, only a few foundation remnants are visible, which were completely removed by 2016. Further, between 2016 and 2018, most of the property was completely cleared and appears to have been used for staging equipment and stockpiling materials for the construction of the Harvest Hill STEAM Academy on the adjacent parcel.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-Site Inspection, Project Application Materials, A Phase I Cultural Resources Assessment for the Pat Road Project conducted by Brian F. Smith and Associates dated December 1, 2020.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Alter or destroy an archaeological site? (and) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5? No Impact

The Phase I archaeological assessment for the Pat Road Project was negative for the presence of cultural resources. As stated previously, the subject property has been previously impacted by clearing, disking, and use as a staging area for neighboring developments. When land is cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is typically lost. The current status of the property appears to have affected the potential to discover any surface scatters of artifacts, and cultural materials that may have been on site could have been masked by the previous land disturbance across the property. However, given that two archaeological surveys have been conducted on this parcel (1978 and 2020) and neither survey has identified any cultural resources on the property, the project appears to be lacking any evidence of historic or prehistoric occupation. Furthermore, the properties immediately surrounding the subject parcel do not represent locations of recorded historic or prehistoric occupation, which also confirms the minimal potential for buried or masked cultural resources on this property. Therefore, mitigation measures will not be recommended for the development of the Pat Road Project, as no potential impacts to cultural resources were identified.

c) Disturb any human remains, including those interred outside of formal cemeteries? Less Than Significant Impact

The Project is not in an area of known human remains. However, there is a potential for human remains to be in the Project area beneath the surface. In order to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation, County conditions of approval and State Law requires that in the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary.

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “most likely descendant”. The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

This is standard procedure to comply with the requirements of State law and is not considered unique mitigation. Impacts are viewed as less than significance.

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.

ENERGY Would the project:				
10) Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>a)</i> 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"/>
<i>b)</i> 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, U.S. Energy Information Administration website accessed 2/21/22: <https://www.eia.gov/tools/faqs/faq.php?id=97&t=3>

Findings of Fact:

a-b) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (and) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency? Less Than Significant Impact

The Project is a residential development that will consume energy in a manner typical of all residential developments. In 2020, the average annual electricity consumption for a U.S. residential utility consumer was 10,715 kilowatt-hours (kWh), an average of 893 kWh per month.

Current Title 24 standards require solar photovoltaic systems for new homes. The California Energy Commission anticipates that single-family homes built with the 2019 standards will use approximately 7 percent (%) less energy compared to the residential homes built under the 2016 standards. Additionally, for residential buildings three stories or less, solar photovoltaic systems are required and sized based on climate zone, homes built with required solar PV systems are about 53% less energy than homes built under the 2016 standards.

The CalEEMod defaults for Title 24 – Electricity, Title 24 – Natural Gas, and Lighting Energy were reduced by 53% in order to reflect consistency with the 2019 Title 24 standards. Current construction standards require compliance with waste reduction measures as well as energy efficiency standards. Additionally, current building codes for residential developments require the use of energy-efficient appliances, solar panels, and double-paned windows, among other measures.

Compliance with current development codes will ensure that the future homes in this area will be energy efficient, and thus will not conflict with any State or Local plan for renewable energy or energy efficiency. Implementation of the standards and code compliance would reduce energy impacts to less than significant levels.

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.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

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?

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report titled “Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/-10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020, conducted by GeoSoils, Inc.

Findings of Fact:

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? Less Than Significant Impact

The closest known active fault to the site is the Temecula segment of the Elsinore fault and is located approximately ±8.8 miles (±14.1 km) west of the site. The Temecula segment of Elsinore fault has demonstrated movement in the Holocene Epoch (i.e., last 11,700 years) and therefore, is considered active and is located within an Alquist-Priolo Earthquake Fault Zone. The geology study indicates that the Temecula segment of the Elsinore fault zone is an “A” fault and is capable of producing a maximum magnitude (M_w) 6.8 earthquake. The possibility of ground acceleration, or shaking at the site, may be considered as approximately similar to the southern California region as a whole.

The seismic acceleration values and design parameters provided herein should be considered during the design of the proposed development. The adverse effects of seismic shaking on the structure(s) will likely be wall cracks, some foundation/slab distress, and some seismic settlement. However, it is anticipated that the structure will be repairable in the event of the design seismic event. This potential should be disclosed to any owners and all interested/affected parties.

Therefore, the impacts from ground shaking on this Project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a. Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report titled “Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/-10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020, conducted by GeoSoils, Inc., GIS database

Findings of Fact:

a) *Be subject to seismic-related ground failure, including liquefaction? Less Than Significant Impact*

According to the geologic study, although there is a potential for liquefaction on the subject site because of the relative depth to historic groundwater (between +/- 26 and +/-31 feet), older alluvial soils are either not present, or present in a very limited distribution as a well indurated (cemented) layer less than 1 foot thick, with dense bedrock underlying the site at relatively shallow depths across the entire site, and thus, the potential for liquefaction is very low. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a. Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report titled “Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/-10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020, conducted by GeoSoils, Inc., GIS database

Findings of Fact:

a) *Be subject to strong seismic ground shaking? Less Than Significant Impact*

According to the geotechnical study the closest known active fault to the site is the Temecula segment of the Elsinore fault and is located approximately ±8.8 miles (±14.1 km) west of the site. The Temecula segment of Elsinore fault has demonstrated movement in the Holocene Epoch (i.e., last 11,700 years) and therefore, is considered active and is located within an Alquist-Priolo Earthquake Fault Zone (CGS, 2018). The Temecula segment of the Elsinore fault zone is an “A” fault and is capable of producing a maximum magnitude (M) 6.8 earthquake. The possibility of ground acceleration, or shaking at the site, may be considered as approximately similar to the southern California region as a whole. No unique site-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specific mitigation is required, although development of the homes on the property will be required to comply with modern building codes that will address ground shaking. Impacts are 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?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report titled “Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/-10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020, conducted by GeoSoils, Inc.

Findings of Fact:

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? No Impact

The project site is located on relatively flat land, with a roughly 32’ change in elevation, sloping from the northwest to the southeast. There are no areas of steep slope that may be cause of, or be impacted by landslide, lateral spreading, collapse, or rockfall hazards. Therefore, there is no potential for impact from landslides

Mitigation: No mitigation is required.

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?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report titled “Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/-10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020

Findings of Fact:

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

The effects of areal subsidence generally occur at the transition or boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e., alluvium vs. bedrock) are present, or in areas of overdraft owing to groundwater withdrawal, usually where bounded by Neogene faults. In view of the nature of the underlying bedrock materials, the potential for this phenomenon to affect the site is considered low.

The geologic report associated with this port concluded that there are no features generally associated with areal subsidence (i.e., radially-directed drainages flowing into a depression(s), linearity of depressions associated with mountain fronts, etc.), directly on the project site.

In addition, ground fissures are generally associated with excessive groundwater withdrawal and associated subsidence, or active faulting. Additionally, the geologic report did not reveal any information that active faulting or excessive groundwater withdrawal, or ground fissures, or hydroconsolidation in the specific site location, is occurring at this time. Therefore, the potential for areal subsidence or ground fissures is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Geology Report, Geology Report titled “Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/-10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020, conducted by GeoSoils, Inc.

Findings of Fact:

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? *No Impact*

The Project site is flat and there are and there are no steep slopes around the site and no large water bodies nearby. Additionally, the surrounding area do not contain any water bodies or impoundments that could result in seiche conditions, or flood flows or mudflows resulting from failure of a dam or other impoundment as a result of seiche conditions. There are also no identified volcanic features or threats in the Project area. The Project is a developed site and will not result in any new development or construction, only increased use of existing facilities, so no buildings or structures would be affected by any of these geology-related hazards as a result of Project implementation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The geotechnical study concluded that the expansion potential of the soil types within the Project Site is very low, and thus the potential for lateral spreading within the Project is also very low. Compliance with current building permit requirements will mitigate any potential for lateral spreading.

Therefore, there are no impacts from other geologic hazards.

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"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geology Report titled "Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/-10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020, conducted by GeoSoils, Inc.

Findings of Fact:

a) Change topography or ground surface relief features? Less Than Significant Impact

The grading of the tentative map will change the topography of the subject site to accommodate the development of 48 residential lots. However, these changes will not affect drainage of the subject site because the Project includes the flood control facilities such as detention basins and connection to storm drains that will, in their ultimate condition, reflect the pre-development drainage patterns of the Project site. Therefore, impacts are less than significant.

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

Although there are manufactured slopes in the Project, none of them will have a greater than 2:1 slope. Additionally, there are no areas of fill slope that will be over 10' in vertical height. Thus, the project will have a less than significant impact.

c) Result in grading that affects or negates subsurface sewage disposal systems? No Impact

There are no subsurface sewage disposal systems in the project site or the in the vicinity of the project site. No impact would occur.

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.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), 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): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, Geology Report titled "Preliminary Geotechnical Investigation and Infiltration Feasibility Testing: Proposed +/- 10.3-acre Residential Subdivision (APN 480-030-041), NEC of Pat Road and Slough Road French Valley Area, Riverside County, California, November 17, 2020, conducted by GeoSoils, Inc.

Findings of Fact:

a) Result in substantial soil erosion or the loss of topsoil? Less Than Significant Impact

The project site has not been used for agricultural purposes. Colluvium (topsoil or slopewash) was observed throughout the site as a surficial, or near surface (where buried) layer of earth materials observed to consist of brown to dark brown silty sands, dark yellowish brown clayey sands, dark yellowish brown to dark gray/brown sandy clay. Silty to clayey sands were observed to be dry to slightly moist, loose to medium dense, desiccated, and porous with roots, while colluvial clays were observed to be dark yellowish brown to dark gray/brown, dry to moist, firm to stiff, porous and desiccated. Some colluvial soils exhibiting redder colors and blocky soil structure may be part of an older, underlying paleosol. Colluvium was observed to vary in thickness from about ±2 to ±4 feet. Due to the porous and desiccated nature of these soils, they are considered unsuitable for support of structures and/or improvements in their existing state and therefore, will need to be removed and recompacted, if not removed during planned excavation in areas of proposed settlement-sensitive development.

Cut and fill slopes will be subject to surficial erosion during and after grading. Onsite earth materials have a moderate to high erosion potential. Consideration should be given to providing hay bales and silt fences for the temporary control of surface water, from a geotechnical viewpoint. Erosion control and drainage devices will be designed by the project civil engineer and will be constructed in compliance with the California Building Code (CBC) and professional geological recommendations would reduce erosion impacts to less than significant impacts. Additionally, since the Project Site has not historically been used for agricultural purposes, the loss of topsoil is considered less than significant.

b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property? Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Expansion index (E.I.) testing performed on representative samples of the onsite soils indicates very low expansive soil conditions (E.I. <21) across the majority of the site, with local occurrences of expansive clays within the southwest portion of the site. With selective grading and blending of clay soils into the lesser expansive site soil, the overall expansive character of site soil is anticipated to be non-detrimentally expansive, on a preliminary basis. Should as-graded lot conditions indicate expansive soil conditions, Code compliant foundation systems for expansive soils would be required to be constructed. Compliance with the California Building Code (CBC) and professional geologist recommendations would reduce expansive soils impacts to less than significant levels.

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? No Impact*

The Project will not be utilizing subsurface sewage disposal (i.e., septic tanks), and thus this issue is not relevant. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: There will be no impacts

a) *Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? Less Than Significant Impact*

The proposed Project site is located in an area of “Moderate Wind Eroding” rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department. This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blow sand during the construction process. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CAS000002. As part of the SWPPP, the Project will implement construction BMPs per the California Stormwater Quality Association Construction BMP Handbook that are used to control wind erosion and blow sand, as well as stormwater runoff. This is a standard condition for the County of Riverside as well as compliance with required state regulations and is not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will remain less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials, TR38034 Residential Neighborhood Greenhouse Gas Analysis County of Riverside conducted by Urban Crossroads dated June 24, 2021.

Findings of Fact:

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

Following the State’s adoption of Assembly Bill 32 (AB 32) in 2006 and Senate Bill 32 (SB 32) in 2016, the California Air Resources Board (ARB) developed a climate change scoping plan that included directives for local governments to reduce greenhouse gas (GHG) emissions associated with land use 15 percent below baseline levels by 2020. The passage of these bills marked a watershed moment in California’s history. By requiring in law, a sharp reduction of GHG emissions, California set the stage for its transition to a sustainable, low carbon future. AB 32 is the first program in the country to take a comprehensive, long-term approach to addressing climate change, and does so in a way that aims to improve the environment and natural resources while maintaining a robust economy. **Table 12, GHG Emissions Inventory**, shows the latest GHG emission inventories at the national, state, regional, and local levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 12: GHG Emissions Inventory¹

United States (2018) ²	State of California (2018) ³	SCAG (2020) ⁴	County of Riverside (2017) ⁵
6,678 MMTCO ₂ e	425 MMTCO ₂ e	216.4 MMTCO ₂ e	4.90 MMTCO ₂ e

¹ MMTCO₂e = Million Metric Tons of Carbon Dioxide Equivalent

² <https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks>

³ https://ww3.arb.ca.gov/cc/inventory/pubs/reports/2000_2018/ghg_inventory_trends_00-18.pdf

⁴ <https://scag.ca.gov/greenhouse-gases>

⁵ https://planning.rctlma.org/Portals/14/CAP/2019/2019_CAP_Update_Full.pdf

Construction Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. **Table 13, Construction Greenhouse Gas Emissions**, shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction of the proposed Project. Construction emissions are averaged over 30 years and added to the long term operational emissions, pursuant to South Coast Air Quality Management District (SCAQMD) recommendations.

Table 13: Construction Greenhouse Gas Emissions

Activity	Emissions (MTCO ₂ e/yr.) ¹			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
2022	258.62	0.07	0.00	260.29
2023	295.83	0.07	0.00	297.52
Total Construction Emissions	554.45	0.13	0.00	557.81
Averaged over 30 years²	18.48	0.00	0.00	18.59

¹ MTCO₂e/yr. = metric tons of carbon dioxide equivalents per year.

² The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Table 14: Operational Greenhouse Gas Emissions

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

Emission Source	Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	18.48	0.00	0.00	18.59
Area	15.68	0.02	0.00	16.16
Energy	135.50	0.00	0.00	135.84
Mobile	569.61	0.03	0.00	570.27
Waste	11.90	0.70	0.00	29.49
Water Use	15.36	0.09	0.00	18.10
Total CO₂e (All Sources)	788.45			

Source: CalEEMod 2016, Appendix 3.1
 -- = Emission factor only provided in MT CO₂e

As shown on **Table 14**, the Project will result in approximately 788.5 MT CO₂e per year; the proposed project would not exceed the County of Riverside’s screening threshold of 3,000 MT CO₂e per year as discussed in greater detail below under subsection b). Thus, the Project would have a less than cumulatively considerable impact with respect to GHG emissions. Impacts would be less than significant.

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

The County of Riverside approved an Updated Climate Action Plan (CAP) on in December 2019. The CAP identified a screening level of 3,000 MT CO₂e to be in used in determining if a development would be too small to be able to provide the level of GHG emission reductions expected from the CAP. To do this the County of Riverside determined the GHG emissions allowed by a project such that 90% of the emissions on average from all projects would exceed that level and be “captured” by the CAP. As shown in Table 20-3, the Project would result in approximately 788.5 MT CO₂e therefore the project would fall below the screening level indicating emission from the Project would be captured by the CAP and the project would therefore be consistent with the CAP emission projections. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	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 checked="" type="checkbox"/>	<input 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): Project Application Materials

Findings of Fact:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Less Than Significant Impact

The Project site is located in the unincorporated suburban community of French Valley. The proposed Project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials.

The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances.

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to Project operation, widely used hazardous materials commonly used at a residential development may include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills.

Regular operation and cleaning of these uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant

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

The *Phase I ESA* conducted for the Project site did not reveal evidence of a recognized environmental conditions or concerns in connection with the Project site.

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. These standard conditions are applicable to all development; therefore, they are not considered unique mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with residential homes, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people.

Some use of potentially hazardous materials, such as herbicides, may be used for the maintenance of the ornamental landscaped areas. The use of such materials will be in accordance with state and federal regulations pertaining to their use. Therefore, the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts will be less than significant.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? Less Than Significant Impact

The Project proposes to construct 48 residential homes and associated road improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on Pat Road or Ruft. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to lessen and abate any construction circulation impacts. This is a standard condition applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes

Following construction, emergency access to the Project site will be via Ruft Road, Pat Road, and the interior private street. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Impacts will be less than significant.

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? Less Than Significant Impact

The Project is directly adjacent to the Harvest Hill STEM Academy to the west. Table 15 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Localized construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions would not exceed the applicable South Coast Air Quality Management District (SCAQMD) Localized Significance Thresholds (LSTs) for emissions of any criteria pollutant using the most restrictive distance.

Table 15: PROJECT LOCALIZED CONSTRUCTION EMISSIONS

On-Site Emissions	Emissions (lbs/day)			
	NOx	CO	PM10	PM2.5
Maximum Daily Emissions	46.40	30.88	10.17	6.35
SCAQMD Threshold	236	2,817	21	11
Threshold Exceeded?	No	No	No	No

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with residential homes, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people.

Some use of potentially hazardous materials, such as herbicides, may be used for the maintenance of the ornamental landscaped areas. The use of such materials will be in accordance with state and federal regulations pertaining to their use. Therefore, the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts will be less than significant.

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? No Impact

According to the California Department of Toxic Substances Control website accessed on February 21, 2022, the site is not listed on the “Cortese” list as required by Government Code Section 65962.5. Therefore, there is no impact.

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
22. Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (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,” GIS database

Findings of Fact:

a) Result in an inconsistency with an Airport Master Plan? No Impact

According to the Figure 4 of the Southwest Area Plan and Map My County GIS database, the project site is not located in any Airport Master Plan. Therefore, there are no impacts to any Airport Master Plan.

b) Require review by the Airport Land Use Commission? No Impact

Since the project is outside any Airport Master Plan, the Project will not require review by the Airport Land Use Commission. Therefore, the Project will not be impacted by the Airport Land Use Commission.

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? No Impact

The closest airport to the Project site is the French Valley Airport, which is located approximately 2.3 miles to the southwest of the Project. Therefore, there are no impacts.

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? No Impact

The closest private airstrip is the Billy Joe Airport which is located approximately 8.1 miles southeast of the Project site; the closest heliport is at the Temecula Valley Hospital located approximately 9.5 miles southeast of the Project site. These distances are out of the immediate vicinity of the Project Site. Therefore, implementation of the proposed Project would not result in a safety hazard for people

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residing or working in the proposed Project area from a private airstrip, or heliport. No impacts will occur.

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
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Specific Water Quality Management Plan* prepared by K&A Engineering on June 2021, and *Preliminary Drainage for Tentative Tract Map No. 38034* prepared by K&A Engineering, June 2021

Findings of Fact:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? Less Than Significant Impact

The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body.

For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into storm water drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

All new development in the County of Riverside is required to comply with provisions of the NPDES program, including Waste Discharge Requirements (WDR), and the 2013 Santa Margarita MS4 Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB).

Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP). Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), the County Building Department, and the County Transportation Department to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With adherence to the strict requirements of RCFC&WCD, any impacts to water quality are less than significant.

Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Any impacts will be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? Less Than Significant Impact

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and *WQMP*, will allow for water to percolate back into the ground and allow for groundwater recharge. This will help to offset any potential effects on groundwater recharge from other non-pervious elements of the proposed Project.

Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts are considered less than significant.

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? Less Than Significant Impact

The proposed Project drainage and water quality systems meet the requirements and criteria established by the County of Riverside and will include flood control protection by providing the necessary Best Management Practices to treat the runoff generated by the Project in a manner that meet the requirements outlined in the Water Quality Management Plan Guidance Document.

As identified in the WQMP, the Project is designed to include on-site, structural source control BMPs (e.g., on-site storm drain inlets, storm drain markers, infiltration/detention basin, etc.) as well as operational source controls (e.g., drain system maintenance, signage and stenciling, limited use of pesticides etc.) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The Project’s WQMP also outlines the long-term funding mechanisms and obligations for the operation and maintenance of the Project water quality features. Adherence to statutory requirements and long-term maintenance of BMPs would ensure that water quality and waste discharge requirements are not violated.

With the inclusion of water quality measures, including Lot 51 as a water quality basin, the volume of hydrographs and basin routing is as follows for a 100-year storm event:

Table 16: SUMMARY OF HYDROGRAPHS AND BASIN, 100-YEAR FLOOD EVENT

Storm Frequency	Existing Q ₁₀₀ (cfs) [1]	Proposed Q ₁₀₀ (cfs)	Det. Basin Outlet Q ₁₀₀ (cfs) [2]	Different [2] – [1] (cfs)	Different [2] – [1] (%)
100-year 1-hour	32.778	35.655	9.127	-23.651	-72%
100-year 3-hour	16.658	18.589	12.970	-3.688	-22%
100-year 6-hour	14.297	16.808	12.746	-1.551	-11%
100-year 24-hour	5.777	6.532	6.201	0.424	7%

The post-Project drainage pattern will remain essentially the same as in the pre-Project condition. Therefore, long-term operation of the Project would not result in substantial impacts to water quality, water quality standards, or waste discharge requirements associated with long-term operational activities, and impacts would be less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With adherence to the strict requirements mentioned above, the Project will not 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. Any impacts will be less than significant.

d) Result in substantial erosion or siltation on-site or off-site? Less Than Significant Impact

Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, the County Building Department, and the County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With adherence to the strict requirements mentioned above, the Project will not result in substantial erosion or siltation on-site or off-site. Impacts would be less than significant.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site? Less Than Significant Impact

The Project has been designed such that no substantial increase in surface runoff would occur with Project implementation.

The proposed conditions presented by the Project’s site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and includes infiltration areas to mitigate increases in peak storm runoff quantities.

These elements mitigate the proposed increases in the imperviousness over the existing conditions while allowing for the installation of all the proposed impervious elements. Using this type of treatment control plan, the Project design has minimized the proposed impervious area footprint as much as feasible without sacrificing design and use elements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Any impacts from implementation of the Project will be less than significant.

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? Less Than Significant Impact

The Project *WQMP* details the Drainage Management Area (DMA) in conjunction with the proposed Project development. The post-Project drainage pattern will remain essentially the same as in the pre-Project condition, and therefore Project implementation would not result in an increase in the volume or rate of runoff from the Project site underdeveloped conditions.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. The incorporation of BMP's during construction and operation would ensure that the Project does not result in substantial additional sources of polluted runoff.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, would be less than significant.

g) Impede or redirect flood flows? Less Than Significant Impact

The post-Project on- and off-site drainage plan has been designed such that any flows will be directed to an on-site detention basin. No neighboring properties will be impacted by flood flows from the development of this project. Therefore, any impacts will be less than significant.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation? Less Than Significant Impact

Based on a review of the FEMA Flood Rate Insurance Map (FIRM), Panel No. 06065C2730G, and the Project site is not located within a FEMA designated flood hazard area. The FEMA Map indicates that the entire Project site and surrounding properties are located in Zone X, which corresponds to areas that are outside of the 0.2% annual chance floodplain.

The Project site is located approximately 30 miles northeast of the nearest coastline (Pacific Ocean); therefore, the risk associated with tsunamis is negligible.

The Project site not located adjacent to a body of water; a seiche is a run-up of water within a lake or embayment triggered by fault or landslide induced ground displacement. The Project site is located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 2.7 miles northwest of Lake Skinner and 3.7 miles southwest of Diamond Valley Lake. Therefore, the risk associated with a seiche is negligible.

In summary, the Project site development area is not located within a flood hazard, dam inundation, tsunami, or seiche zone. Any impacts would be less than significant.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? Less Than Significant Impact

The Project *WQMP* has been prepared specifically to comply with the requirements of Riverside County for County Ordinance No. 754 (Riverside County Water Quality Ordinance) which includes the requirement for the preparation and implementation of a Project-Specific *WQMP*.

With adherence to, and implementation of the conclusions and recommendations set forth in the Project *WQMP*, Project site development will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials, Highway 79 Project Analysis

Findings of Fact:

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? Less Than Significant Impact

The current General Plan land use designation is Community Development: Low Density Residential (CD: LDR). One component of the Project is a proposed General Plan Amendment that would modify the existing land use designation from CD: LDR to Community Development: Medium Density Residential (CD: MDR). The General Plan Foundation designation for this site is Community

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Development, as are all of the contiguous properties. The General Plan allows for modifications to land use designations on properties provided that they are in the same foundation component.

The zoning on the Project site is currently Rural Residential (RR) and is proposed to be modified to Planned Residential (R-4), in order to be consistent with the CD: MDR land use designation.

As has been discussed in other sections in this initial study, the Project complies with most general plan policies pertaining to avoiding or mitigating environmental effects. However, the Project is within the Highway 79 Policy Area, which restricts the amount of residential development that may occur. However, it was shown through the Highway 79 Project Analysis that, although this project is within the Policy Area and is increasing the density prescribed in the General Plan, it is compliant with this policy.

Therefore, the Project will not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect and will have a less than significant impact.

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? No Impact

The Project will subdivide 10.2 gross acres into 48 residential lots. Existing circulation surrounding the project site will not change and will continue to provide the same connectivity for the area. The project does not propose any physical barriers (utility easements or drainage channels) that would divide the surrounding community. Therefore, the development of the Project will not disrupt or divide an established community. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources	<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”

Findings of Fact: There will be no impacts

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? No Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The State Mining and Geology Board has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on *General Plan Multipurpose Open Space Element*, Figure OS-6, “*Mineral Resources Area*,” the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposits is undetermined). The Project site has not been used for mining. Therefore, implementation of the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts will occur.

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? No Impact

Since the Project is not within an area of known mineral resources, development of the project site as proposed will not result in the loss of availability of locally-important mineral resources. No impact would occur.

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines? No Impact

There are no proposed, existing, or abandoned quarries or mines in the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project expose people residing or working in the project area to excessive noise levels?

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?

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map

Findings of Fact:

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (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? No Impact

The project location is not within 2 miles of an airport and is not within an area covered by an airport land use plan. No impact would occur.

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? No Impact

The project location is not within the vicinity of a private airstrip. No impact would 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?

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

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials, TR38034 Residential Tract Neighborhood Noise Impact Analysis, conducted by Urban Crossroads on June 9, 2022. Riverside County General Plan, Noise Element

Findings of Fact:

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? Less Than Significant With Mitigation Incorporated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is currently undeveloped, and is bordered to the north by undeveloped lands, to the west by the Harvest Hill STEAM Academy, to the east by the St. Thomas the Hermit Coptic Orthodox Church, and to the south by a residential subdivision that is separated from the Project by Pat Road.

There are no extraneous noise generators that would affect the Project Site such as airports, railroads, or mining activities. Therefore, the normal noise condition would be comparable to other residential properties in the area. It can be expected that future residents of this Project will be exposed to noise typical of other residential neighborhoods such as air conditioning units, children at play, and local traffic. Therefore, noise generated from this Project may be expected to be of a similar nature to surrounding properties.

Construction-Related Impacts

Figure 1, located in Section 6 of this Initial Study, shows the construction noise source locations in relation to the nearest sensitive receiver locations. In addition, since the County of Riverside has not established a numeric maximum acceptable construction source noise levels at potentially affected receivers for CEQA analysis purposes, a numerical construction threshold based on Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual is used for analysis of daytime construction impacts. The FTA considers a daytime exterior construction noise level of 80 dBA Leq as a reasonable threshold for noise sensitive residential land use.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

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

Table 17 below shows the typical equipment used, and the typical noise associated with each type of equipment:

TABLE 17: CONSTRUCTION REFERENCE NOISE LEVELS

Construction Stage	Reference Construction Equipment ¹	Reference Noise Level @ 50 Feet (dBA L _{eq})	Highest Reference Noise Level (dBA L _{eq})	Power Level (L _w)
Site Preparation	Dozer	78	82.5	114.2
	Tractor	80		
	Water Truck	72		
Grading	Grader	81	84.3	115.9
	Scraper	80		
	Compactor (ground)	76		
Building Construction	Crane	77	81.9	113.6
	Gradall	79		
	Air Compressors	74		
Paving	Paver	73	78.8	110.4
	Roller	76		
	Dump Truck	72		
Architectural Coating	Air Compressors	74	80.4	112.1
	Generator	79		
	Man Lift	68		

¹ Reference construction noise level measurements taken from FHEW Road Construction Noise Model.

Using the reference construction equipment noise levels and the CadnaA noise prediction model, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were completed. To assess the worst-case construction noise levels, the Project construction noise analysis relies on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project site boundary) to each receiver location. As shown on Table 18, the construction noise levels are expected to range from 60.2 to 71.3 dBA L_{eq}, and the highest construction levels are expected to range from 65.7 to 71.3 dBA L_{eq} at the nearby receiver locations. Appendix 10.1 of the Noise Study includes the detailed CadnaA construction noise model inputs.

Similar to the Air Quality section of this Initial Study, Sensitive Receptor locations were identified on Figure 2:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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FIGURE 2: NEAREST SENSITIVE RECEPTORS FOR NOISE ANALYSIS



LEGEND:
 N
 Receptors
 Distance to receptor
 Site Boundary

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

TABLE 18: CONSTRUCTION EQUIPMENT NOISE LEVEL SUMMARY

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels ²
R1	64.0	65.7	63.4	60.2	61.9	65.7
R2	69.6	71.3	69.0	65.8	67.5	71.3
R3	64.3	66.0	63.7	60.5	62.2	66.0
R4	66.8	68.5	66.2	63.0	64.7	68.5
R5	67.0	68.7	66.4	63.2	64.9	68.7
R6	65.8	67.5	65.2	62.0	63.7	67.5
R7	63.5	65.2	62.9	59.7	61.4	65.2
R8	61.3	63.0	60.7	57.5	59.2	63.0

¹ Construction noise source and receiver locations are shown on Figure 2.

² Construction noise level calculations based on distance from the project site boundaries (construction activity area) to nearby receiver locations. CadnaA construction noise model inputs are included in Appendix 10.1 of the Noise Study.

TABLE 19: CONSTRUCTION NOISE LEVEL COMPLIANCE

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})		
	Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded?
R1	65.7	80	No
R2	71.3	80	No
R3	66.0	80	No
R4	68.5	80	No
R5	68.7	80	No
R6	67.5	80	No
R7	65.2	80	No
R8	63.0	80	No

¹ Noise receiver locations are shown on Figure 2.

² Highest construction noise level operating at the Project site boundary to nearby receiver locations.

³ Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

The other main noise source associated with land use intensification governed by local regulation is noise from operational activities

As is shown in Table 19, the impacts to sensitive receptors from construction noise impacts are considered *less than significant*.

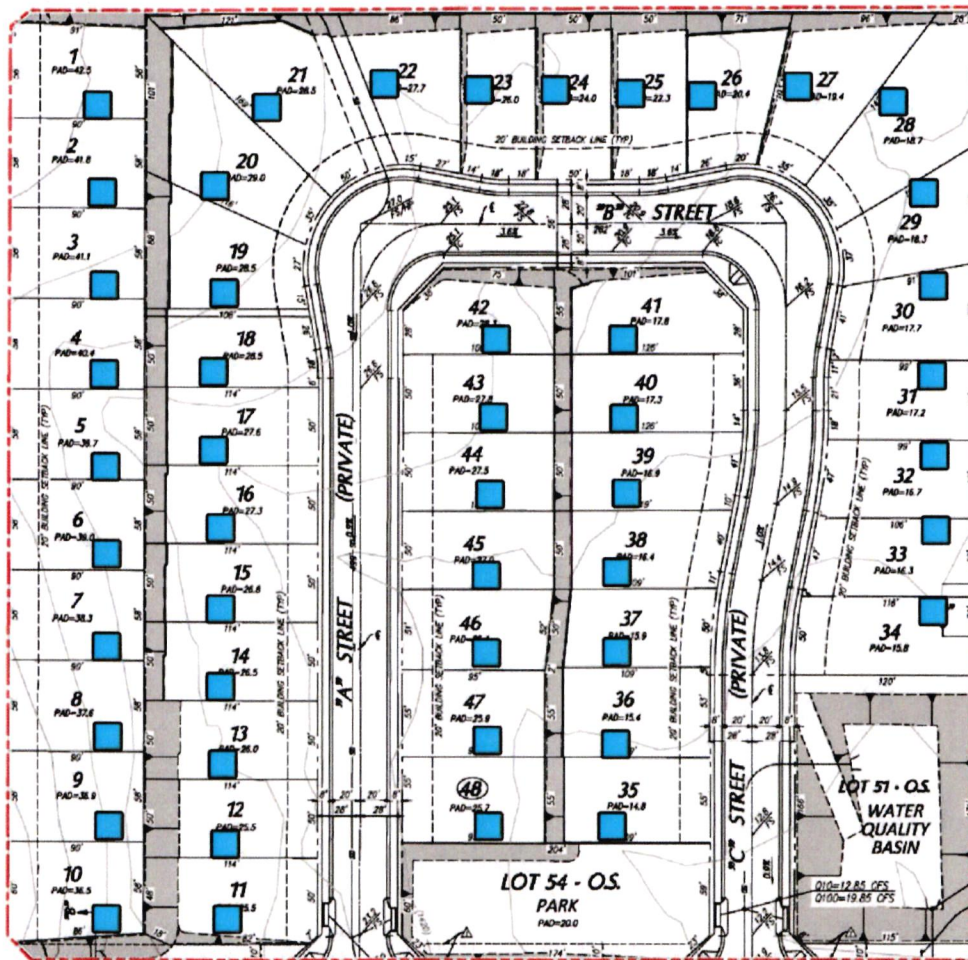
Operational-Related Impacts

The proposed development is considered a noise-generating land use and is not expected to include any specific type of operational noise levels beyond those typically associated with residential land uses in the Project study area. Surrounding the Project to the north of the Project is undeveloped land, to the west is the Harvest Hill STEAM Academy, to the east is St. Thomas the Hermit Coptic Orthodox Church, and to the south is an existing residential development. However, this section analyzes the potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operational noise impacts at the nearby receiver locations, identified on Figure 2, resulting from the operation of air conditioning units associated with the Project. Figure 3 identifies the representative noise source locations used to assess the operational noise levels. It should be noted that other noise generating activities may be anticipated, such as children at play and traffic on local roads, but it is expected that air conditioning units will have the noise generation.

FIGURE 3: OPERATIONAL NOISE SOURCE LOCATIONS



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While operating at full power air conditioners operate approximately 15-30 minutes out of an hour in multiple cycles during the nighttime as compared to the daytime where the units typically operate 20-40 minutes in multiple cycles, depending on the ambient temperature. For purposes of this analysis, it was assumed the air conditioners would operate 45 minutes out of an hour during the day and 30 minutes out of an hour at night. The acoustic center of each unit will be located five feet above ground elevation. As the final location of air conditioning units has not been finalized, the units were placed generally located in the side yard of each lot. Table 20 shows the noise levels generated by the air conditioning units:

Table 20: Reference Noise Levels

Noise Source	Noise Source Height (Feet)	Min./Hour ²		Reference Noise Level (dBA L _{eq})	Sound Power Level (dBA) ⁶
		Day	Night	@ 50 Feet	
Air Conditioning Units ¹	5'	45	30	44.4	76.0

¹ Carrier 25HBC5 air conditioning unit, as assumed in the Noise Study

² Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site.

"Daytime" = 7:01 a.m. to 10:00 p.m.; "Nighttime" = 10:01 p.m. to 7:00 a.m.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the County of Riverside exterior noise level standards at nearby noise-sensitive receiver locations. Table 21 shows the operational noise levels associated with the Project will satisfy the County of Riverside 55 dBA L_{eq} daytime and 45 dBA L_{eq} nighttime exterior noise level standards at all nearby noise sensitive residential receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearby noise-sensitive residential receiver locations.

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

TABLE 21: OPERATIONAL NOISE LEVEL COMPLIANCE

Receiver Location ¹	Project Operational Noise Levels (dBA L _{max})		Exterior Noise Level Standards (dBA L _{max})		Noise Level Standards Exceeded?	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	34.5	31.7	55	45	No	No
R2 ²	42.9	40.1	55	45	No	No
R3	32.4	29.6	55	45	No	No
R4	34.9	32.2	55	45	No	No
R5	36.8	34.0	55	45	No	No
R6	37.8	35.0	55	45	No	No

¹ See Figure 2 for the receiver locations.

² Non-residential land use with no expected nighttime occupancy.

"Daytime" = 7:01 a.m. to 10:00 p.m.; "Nighttime" = 10:01 p.m. to 7:00 a.m.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Generation of excessive ground-borne vibration or ground-borne noise levels? Less than Significant Impact With Mitigation

The construction of the proposed Project is not expected to require the use of substantial vibration inducing equipment or activities, such as pile drivers or blasting. The main sources of vibration impacts during construction of the Project would be from earth movement and bulldozer activity during site preparation and grading, loading trucks during excavation, and vibratory rollers during paving.

The estimated vibration noise levels at the nearest sensitive receptor (R2 – St. Thomas the Hermit Church) are compared to the Caltrans Vibration Manual thresholds. The closest vibratory impact from the site is estimated to office building of the St. Thomas the Hermit Church located approximately 45 feet to the east of the Project.

Table 22 was taken from the Caltrans Vibration Manual:

TABLE 22: VIBRATION SOURCE AMPLITUDES FOR CONSTRUCTION EQUIPMENT

Equipment	Reference PPV at 25 ft. (in/sec)
Vibratory roller	0.210
Large bulldozer	0.089
Caisson drilling	0.089
Loaded trucks	0.076
Jackhammer	0.035
Small bulldozer	0.003
Crack-and-seat operations	2.4

Sources: Federal Transit Administration 2018 (except Hanson 2001 for vibratory rollers) and Caltrans 2000 for crack-and seat-operations.

Using the vibration source level of construction equipment provided on Table 23 and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 24 presents the expected Project related vibration levels at the nearby receiver locations. At distances ranging from 32 to 315 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.000 to 0.06 in/sec RMS and will exceed the County of Riverside threshold of 0.04 in/sec RMS receiver location R2 as shown on Table 24. Therefore, the Project-related vibration impacts have the potential to be significant at R2 absent mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TABLE 23: VIBRATION ESTIMATION

Receiver Location ¹	Distance to Const. Activity (Feet) ²	Typical Construction Vibration Levels PPV (in/sec) ³					Thresholds PPV (in/sec)	Thresholds Exceeded?
		Small bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Highest Vibration Level		
R1	104'	0.00	0.00	0.01	0.01	0.01	0.04	No
R2	32'	0.00	0.02	0.05	0.06	0.06	0.04	Yes
R3	91'	0.00	0.01	0.01	0.01	0.01	0.04	No
R4	80'	0.00	0.01	0.01	0.02	0.02	0.04	No
R5	80'	0.00	0.01	0.01	0.02	0.02	0.04	No
R6	80'	0.00	0.01	0.01	0.02	0.02	0.04	No
R7	120'	0.00	0.00	0.01	0.01	0.01	0.04	No
R8	315'	0.00	0.00	0.00	0.00	0.00	0.04	No

¹ Construction receiver locations are shown on Figure 1.

² Distance from receiver location to Project construction boundary.

³ Based on the Vibration Source Levels of Construction Equipment (Table 21).

"PPV" = Peak Particle Velocity

TABLE 24: PROJECT CONSTRUCTION VIBRATION LEVELS - MITIGATION

Receiver Location ¹	Distance to Const. Activity (Feet) ²	Typical Construction Vibration Levels PPV (in/sec) ³					Thresholds PPV (in/sec)	Thresholds Exceeded?
		Small bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Highest Vibration Level		
R1	104'	0.00	0.00	0.00	0.00	0.00	0.04	No
R2	32'	0.00	0.02	0.00	0.00	0.02	0.04	No
R3	91'	0.00	0.01	0.00	0.00	0.01	0.04	No
R4	80'	0.00	0.01	0.00	0.00	0.01	0.04	No
R5	80'	0.00	0.01	0.00	0.00	0.01	0.04	No
R6	80'	0.00	0.01	0.00	0.00	0.01	0.04	No
R7	120'	0.00	0.00	0.00	0.00	0.00	0.04	No
R8	315'	0.00	0.00	0.00	0.00	0.00	0.04	No

¹ Construction receiver locations are shown on Figure 2.

² Distance from receiver location to Project construction boundary.

³ Based on the Vibration Source Levels of Construction Equipment (Table 21).

"PPV" = Peak Particle Velocity

In order to mitigate impacts to R2, a 40-foot mitigation area on the eastern property line vibration mitigation measure is required (MM Noise-1). Equipment will be limited to under 80,000 pounds which would restrict the use of large, loaded trucks and dozers (greater than 80,000 pounds) within 40-feet of the western property line. With the mitigation measure identified in this report, the mitigated vibration levels with the 40-foot buffer zone will be reduced less than 0.04 in/sec PPV and will satisfy the County of Riverside vibration threshold of 0.04 in/sec PPV, as shown on Table 24. Implementing this measure will require a pre-construction meeting with the Department of Building and Safety and a physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demarcation of this vibration barrier. Therefore, impacts with the construction vibration mitigation measure identified in this study will be *less than significant with mitigation*.

Mitigation:

MM-NOI-1: Large loaded trucks and dozers (greater than or equal to 80,000 pounds) shall not be used within 40 feet of the eastern Property line, as shown on Table 23. Instead, smaller, rubber-tired equipment (less than 80,000 pounds) shall be used within this area during Project construction to reduce vibration effects. If all mobile equipment used during Project construction are less than 80,000 pounds, then the 40-foot buffer mitigation is not required. A pre-construction meeting with the Department of Building and Safety is required in order to demarcate the mitigation area. The Project’s construction supervisor is responsible for implementing this mitigation measure.

Monitoring: The construction of the Noise Control Barriers will be monitored through the building permit review process.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan EIR, Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” *Paleontological Assessment for the Pat Road Project*, prepared by Brian F. Smith and Associates on November 19, 2020

Findings of Fact:

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? *Less Than Significant With Mitigation Incorporated*

According to County of Riverside Environmental Impact Report No. 521: the County of Riverside has existing programs in place that ensure applicable policies are imposed once a development proposal triggers a specific policy or policies. The need for specific policies is determined through subsequent CEQA analysis performed for site-specific projects. These measures are implemented, enforced and verified through their inclusion into project conditions of approval.

For example, General Plan Policy OS 19.6 states:

Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A “paleontological sensitivity map and report” generated by the Riverside County Land Information System ranks the project as having a low potential to yield nonrenewable paleontological resources, and therefore, a low paleontological sensitivity.

The paleontological study assumed the Project site to be paleontologically sensitive, despite the County’s ranking of a “low” paleontological sensitivity, based upon the abundance of fossil localities in western Riverside County that have yielded the remains of Ice Age terrestrial mammal remains.

Although fossils are not expected to be found in the gabbroic rocks mapped at the southwestern corner of the site, older Quaternary (Pleistocene) alluvial valley deposits in Riverside County are typically assigned a “high” paleontological resource sensitivity, which normally would indicate that those areas are paleontologically sensitive enough to justify paleontological monitoring of any earth-moving activities.

As such, mitigation measures are recommended to insure that, in the case of unexpected, inadvertent finds are discovered during grading, impacts to this issue are less than significant with mitigation.

Mitigation:

MM-PALEO-1: Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Full-time monitoring of grading or excavation activities should be performed starting at the surface in undisturbed areas of Quaternary (early to late Pleistocene) sedimentary deposits within the project boundaries. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface or, if present, are determined by qualified paleontological personnel upon exposure and examination to have a low potential to contain or yield fossil resources.

MM-PALEO-2: Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, any discovered fossil site is protected by red flagging to prevent it from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld Global Positioning System units. If the site involves a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a qualified paleontological monitoring crew shall send a fossil recovery crew in to excavate around the find, encase the find within a plaster jacket, and remove

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it after the plaster is set. For large fossils, use of the contractor's construction equipment is solicited to help remove the jacket to a safe location before it is returned to a proper laboratory for preparation.

MM-PALEO-3: Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).

MM-PALEO-4: Preparation of recovered specimens to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

MM-PALEO-5: repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.

MM-PALEO-6: Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to the appropriate lead agency (County of Riverside), will signify satisfactory completion of the project program to mitigate impacts to any paleontological resources.

Monitoring: Monitoring will occur through the Building Permit review process by the Planning Department.

POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Housing				
a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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)?	<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): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? No Impact

The project site is vacant and there are no existing housing units on the project site. The project proposes a 48 unit single family development. No existing housing will be displaced. Therefore, no impact would occur.

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income? No Impact

Instead of creating a demand for additional housing, the project will provide an additional 48 new residential units. No impact would occur.

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)? Less Than Significant Impact

The project proposes both a General Plan Amendment and a Change of Zone, which would increase the amount of allowed households on the subject site would increase from 15 to 48 (33 additional units). However, within ¼ mile of the project site are several properties that have developed for non-residential uses that are currently designated for residential uses in the General Plan. Using the allowable density formula as prescribed by the Highway 79 Policy Area (midpoint of density range – 9%), the following table shows the developed properties that have theoretically lost residential units:

**Table 24
Nonresidential Properties Designated for Residential Use**

Property	Acres	Land Use Maximum Density per Highway 79 Policy	Non-Utilized Residential Units (rounded down)
Harvest Hill STEAM Academy	13.8	1.445 du/ac	19
St. Thomas the Hermit Church	2.5	1.445 du/ac	3
St. Mother Teresa Church	15.6	3.185 du/ac	49

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Since the amount of increase in residential units on this project from the current general plan designation (33) is much less than the decrease in residential units lost in these developed properties (71), the impacts from this project on inducing population growth are considered less than significant.

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

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

Less Than Significant Impact

The Project site, along with the surrounding unincorporated Southwest Riverside County area, is served by the Riverside County Fire Department/CAL Fire. The closest station is the French Valley Fire Station #83 located at 37600 Sky Canyon Drive, Murrieta, CA 92563, approximately 3.4 miles south/southwest of the Project site.

As part of the Project approval(s), standard conditions would be assessed on the Project to reduce impacts from the proposed Project to fire services. Funding for the Riverside County Fire Department (RCFD) is obtained from various sources, including the County's general fund, city general and benefit assessment funds, and other sources. RCFD capital funding is mostly provided by Development Impact Fees (DIF) collected by Riverside County or by the cities in which the specific project is located, pursuant to Ordinance No. 659. DIF for fire protection shall be paid prior to the issuance of a certificate of occupancy. Payment of DIF is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered incremental, and less than significant.

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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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:

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction over both the north and south bound sides of Winchester Road (SR-79) at the Project site and as it extends through the unincorporated French Valley and Winchester areas from Thompson Road to Domenigoni Parkway. The closest station is the Southwest Sheriff's Station located at 30755-A Auld Road approximately 2.7 miles south/southwest of the Project site.

As part of the Project approval(s), standard conditions would be assessed on the proposed Project to reduce impacts from the proposed Project on sheriff services. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Furthermore, the Project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to sheriff services. Payment of DIF is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services would be incremental and 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:

Less Than Significant Impact

The Project would be required to pay school fees to the Menifee Union School District and Perris Union School Districts (based on Project square footage) at the time of building permit issuance in order to mitigate any incremental impacts to school facilities. This is a standard condition and is not considered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unique mitigation under CEQA. With payment of the applicable school fees, any impacts would 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
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659.

Implementation of the Project would not result in the expansion of the existing library system or require any new construction of library facilities. The Project site's proposed residential development will result in an incremental, but not significant increase the demand of library services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

With payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services, would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health 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:

Less Than Significant Impact

There will be an incremental increase in the demands of health services as a result of the project. Other areas in the general vicinity of the project are designated for residential development in the General Plan but have developed in public facility-type uses (private schools and churches). Although the residential development is greater than the current general plan designated on the subject site, it is mitigated by the fact that properties to the east and west will not be developed for residential purposes as prescribed in the General Plan. Therefore, the impacts to health services 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.

RECREATION Would the project:

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

Source(s): 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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? Less Than Significant Impact

The project as designed includes a private recreation area of approximately 12,000 square feet within its boundaries. This “pocket park” is intended for the sole use of the homeowners of within the project and is not a significant facility. Additionally, the Project will be required to pay Quimby fees. Impacts are less than significant.

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? Less Than Significant Impact

It is anticipated that the residents of the project will be utilizing not only the “pocket park” within the subdivision, but also the neighboring trail system and the public parks within the French Valley area. The increase of 33 additional residential units over what the General Plan anticipated for this area is not considered significant.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? Less Than Significant Impact

The project is neither located within a Community Service Area nor a recreation and parks district. However, the Valley-Wide Parks and Recreation District will require the Project be annexed into their service boundaries, which will occur prior to the final subdivision map recording. 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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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

a) Include the construction or expansion of a trail system? No Impact

There are no trails or bicycle paths designated along the project frontage on either Ruft or Pat Roads. However, this project will create an addition to the neighborhood pedestrian pathway system with the creation of the pocket park along Pat Road.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<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 or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<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 checked="" type="checkbox"/>	<input 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; *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* established December 15, 2020 by the Riverside County Transportation Department; *TR38034 Vehicle Miles Travelled (VMT) Screening Analysis* conducted by Urban Crossroads on October 30, 2020 (*VMT Memo*); *TR38034 Residential Neighborhood Greenhouse Gas Analysis* conducted by Urban Crossroads on December 18, 2020

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

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? *Less Than Significant Impact.*

Transit. Bus service in western Riverside County is provided by the Riverside Transit Authority (RTA). The Project is currently served by RTA Route 79 along Winchester Road (SR-79). The closest bus stop to the Project site is on Pourroy Road south of SR-79. The development of this project will not directly adversely affect the operation of this bus stop. Therefore, impacts are less than significant.

Bicycle and Pedestrian Trails. According to Southwest Area Plan (SWAP) Figure 8, *Southwest Area Plan Trails and Bikeway System*, there is a planned “Community Trail” approximately ¼ mile away from the Project site to the north, east, and west, and a “Regional Trail: Urban / Suburban” along Winchester Road. However, there are no bicycle or pedestrian trails directly adjacent to the Project site. Therefore, the development of the Project will not affect any planned or existing bicycle or trails.

Roadways. Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County’s Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the County’s CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC’s current Congestion Management Program includes Winchester Road adjacent to the Project site in the CMP.

The RCTC CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service (LOS) thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required. The Project could conflict with the CMP if the Project were to cause the CMP facility to operate at an unacceptable LOS. To be consistent with the 2020 CEQA Guidelines, LOS analysis is no longer required for purposes of this Initial Study impact analysis. In addition, a *VMT Memo* has been prepared for this Project

The Project will also be required to pay its Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF), and Traffic Signal Mitigation Fee assessed on all new development which collectively help reduce overall impacts to the transportation system (i.e., roads and intersections). Some of the vehicle trips generated by the development on the Project site will connect to the CMP network. While the Project does represent an increase in trips to the CMP network, this increase is not considered cumulatively considerable due to the relatively small

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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percentage increase in regional trips it represents, and all Project-level impacts are mitigated to less than significant levels.

Summary. Based on this information, the Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any impacts will be less than significant, and no mitigation is required.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? Less Than Significant Impact

In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018, which now identify VMT as the most appropriate metric to evaluate a project's transportation impact under CEQA (Section 15064.3). Effective July 1, 2020, the previous CEQA metric of LOS, typically measured in terms of automobile delay, roadway capacity and congestion, will no longer constitute a significant environmental impact. A separate *VMT Memo* was prepared for this Project. The *VMT Memo* concluded that the project meets the “Small Projects” screening threshold and would result in a less than significant VMT impact.

The VMT analysis conducted for this project concluded that, since the County Guidelines identify that residential projects with less than or equal to 110 dwelling units or Project greenhouse gas (GHG) emissions less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year are also assumed to cause a less than significant transportation impact. The Project is to consist of 48 single family detached dwelling units and based on standard input factors consistent with County Guidelines would generate approximately 862.22 MTCO_{2e}, which is well below the 3,000 MTCO_{2e} threshold. The County’s VMT process indicates it will have a less than significant impact, and no further analysis is required.

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

The Project Site is almost perfectly square-shaped and is not adjacent to windy roads. Moreover, the proposed Project is the is already served by improved roads. The design of the interior streets have been approved by both the Transportation Department as well as the Fire Department, and does not include a geometric design or incompatible uses that would substantially increase hazards. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d) Cause an effect upon, or a need for new or altered maintenance of roads? Less Than Significant Impact

The Project site is located on north side of Pat Road a quarter mile west of Winchester Road (Highway 79). Based on road geometries and posted speed limits, travelers along Ruft Road and Pat Road have no sight distance constraints relative to the Project site and any future access points.

Any Project-related roadway improvements will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). There are no active farming uses in the immediate Project area. Any impacts are considered less than significant, and no mitigation is required.

e) Cause an effect upon circulation during the project's construction? Less Than Significant Impact

The Project will improve its frontage along Ruft Road and Pat Road which are already partially improved and functioning roadways. The development of the Project site would not cause an effect upon or result in the need for new or altered maintenance of roads since no new roads are being constructed and no existing roads are being substantially altered. Therefore, impacts will be less than significant, and no mitigation is required.

f) Result in inadequate emergency access or access to nearby uses? Less Than Significant Impact

A limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work adjacent to Ruft Road and Pat Road will be limited to frontage improvements on both roadways and lateral utility connections which will limit the amount of potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP) which is a standard County Condition of Approval (COA) which is not considered mitigation under CEQA. In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as it was prior to the proposed Project.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and onsite circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements.

Therefore, the Project will not cause a significant impact on circulation during the Project's construction or for emergency access. Any impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Include the construction or expansion of a bike system or bike lanes? No Impacts

There are no designated bicycle paths in the immediate vicinity of the project. Additionally, the Project has not been required to provide bike lanes other otherwise contribute to the construction or expansion of an existing bike trail system.

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)?

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.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) 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)? (and) 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.) Less Than Significant With Mitigation

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 21, 2021. No response was received from Ramona Band of Cahuilla Mission Indians, Pala Band of Mission Indians, Morongo Band of Mission Indians, or the Cahuilla Band of Indians.

The Agua Caliente Band of Cahuilla Indians requested to consult in a letter dated February 24, 2021 and consultation was initiated on March 24, 2021. Planning provided Agua Caliente with the cultural report and conditions of approval. Agua Caliente recommended that a native monitor be present during ground disturbing activities associated with the project.

The Soboba Band of Mission Indians requested to consult under AB52 and SB18 in a letter dated March 22, 2021. Soboba was provided with the cultural report and the conditions of approval and consultation was concluded via email on May 18, 2021. No Tribal Cultural Resources were identified by Soboba however they did recommend that a native monitor be present during ground disturbing activities.

The Rincon Band of Mission Indians requested to consult in a letter dated January 28, 2021. Rincon was provided with the cultural report and concluded consultation on April 1, 2021. No tribal cultural resources were identified by Rincon, but they did recommend working closely with the Pechanga and Soboba bands as they are located closer to the project location.

The Pechanga Band of Mission Indians requested to consult under SB18 in a letter dated April 9, 2021. Pechanga did not identify any tribal cultural resources but did express concern that there is a potential for subsurface resources to be present and recommended archeological and tribal monitoring as well as inadvertent finds and human remains COAs to be implemented for the project

The consulting tribes feel the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (MM TCR-1)

The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (MM TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (MM TCR-3) that dictates the procedures to be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

With the inclusion of these conditions of approval/ mitigation measures, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

MM TCR-1 Native American Monitoring

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

This agreement shall not modify any condition of approval or mitigation measure
Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

MM TCR-2 If Human Remains Found

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM TCR-3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

Monitoring: Compliance with these mitigation measures will be monitored through the development process

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Water Company, 2020 Eastern Municipal Water District Urban Water Management Plan.

Findings of Fact:

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? Less Than Significant Impact

The project will not require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. Eastern Municipal Water District has issued a “Will Serve” letter on October 28, 2020, indicating that they have sufficient capacity to provide water and sewer

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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services to the Project. However, they did indicate that the nearest sewer connection is located approximately 180 feet south of the project in the right of way of existing residential streets.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? Less Than Significant Impact

The Eastern Municipal Water District (EMWD) provides much of the central portion of western Riverside County, including the Project site, with water services. In 2020, EMWD provided water to approximately 800,000 people within 555 square miles within Riverside County. EMWD has groundwater wells in two groundwater management areas and works with other stakeholders to protect the quality and integrity of the groundwater basins. EMWD receives imported water from the Metropolitan Water District of Southern California (Metropolitan). About half of the water used in EMWD’s service area is imported by Metropolitan. Through the implementation of local supply projects and increased water use efficiency, EMWD has been able to maintain a balance of local and imported water even as new connections have been added.

The EMWD 2020 UWMP was prepared utilizing regional growth projections prepared by SCAG included consultation with these agencies to reflect the current and planned land uses within their jurisdictions. As part of its planning process, EMWD has also reviewed general and specific plans available from Riverside County and the cities within the service area. The increase in density proposed by the Project amounts to the addition of 33 new residences than was originally anticipated in the County’s General Plan. However, as is shown in Table 20, there are 71 non-utilized residential units in the project vicinity (those properties that have a residential general plan designation, but are not constructed as a residential use). Therefore, the residential demand for water will actually decrease, as is shown in the following table:

TABLE 25, COMPARITIVE WATER USE

	Use	Number of Units	Demand of Water per Unit	Total Water Demand
A	Existing General Plan	14	748 gallons / unit / year	10,472 gallons / year
B	Proposed General Plan	48	748 gallons / unit / year	35,904 gallons / year
B-A	Additional Units	34	748 gallons / unit / year	25,432 gallons / year
C	Non-Utilized Residential Units	71	-748 gallons / unit / year	-53,108 gallons / year
(B-A)+C	Anticipated residential water demand, compared to current General Plan designations			-27,676 gallons / year

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Standard water connection fees will address any incremental impacts of the Project. Payment of these fees are standard conditions and are not considered unique mitigation under CEQA.

Implementation of the Project will not require or result in the construction of new water treatment facilities or the expansion or relocation of existing facilities, the construction of which could cause significant environmental effects.

Eastern Municipal Water District has issued a “Will Serve” letter on October 28, 2020, indicating that they have sufficient water supplies to service this project. Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or 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?

Source(s): Department of Environmental Health Review, 2019 Eastern Municipal Water District (EMWD) Sewer System Management Plan (SSMP), 2020 Eastern Municipal Water District Urban Water Management Plan (UWMP)

Findings of Fact:

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects? Less Than Significant Impact

The Project will be connected to the existing sewer services provided by Eastern Municipal Water District; however, they did indicate that the nearest sewer connection is located approximately 180 feet south of the project in the right of way in existing residential streets. The sewer connection will be completed via Slough Road per EMWD’s standards during the time of construction. The impacts of connecting to the existing sewer lines are considered temporary. Additionally, the Project will not be on septic tanks or an on-site wastewater treatment facility. Therefore, there will be a less than significant impact to sewer services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? Less than Significant Impact

Sewer services to the Project site would be provided by Eastern Municipal Water District (EMWD). The Project would connect to an existing sewer line approximately 180 feet south of the property at the intersection of Slough Road and Silk Vine Drive. According to EMWD’s Sewer System Master Plan, the Project is estimated to generate approximately 11,280 gpd (48 DUs x 235 gpd) of wastewater (SSMP, 2019, p. 3A-4).

According to the EMWD’s UWMP, approximately 53,073 acre feet per year (AFY) (47 million gallons per day(MGD)) of wastewater was collected in 2020, the most current data available, and treated at four facilities: San Jacinto Valley, Moreno Valley, Temecula Valley, and Perris Valley, which have a combined treatment capacity of 86,360 AFY (77 million gallons per day (MGD)). The Project Applicant would develop the Project site in accordance with the Project site’s existing land use designation. As such, the Project’s estimated wastewater generation rates would not require the expansion of existing sewer lines and impacts would be less than significant.

Eastern Municipal Water District has issued a “Will Serve” letter on October 28, 2020, indicating that they have sufficient sewer facilities to service this project, and therefore there is a less than significant impact to the wastewater service .

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

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?

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)?

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

Findings of Fact:

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? Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Solid waste management in Riverside County is required to comply with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939).

AB 939 redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 was adopted in an effort to reduce the volume and toxicity of solid waste that is landfilled and incinerated by requiring local governments to prepare and implement plans to improve the management of waste resources.

AB 939 required each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of the solid waste landfilled by the year 2000. To attain these goals for reductions in disposal, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices.

In response to the State requirements, the Riverside County Department of Waste Resources (RCDWR; formerly known prior to 2015 as the Riverside County Waste Management Department [RCWMD]) prepared the Countywide Integrated Waste Management Plan (CIWMP). In its entirety, the CIWMP is comprised of the Countywide Summary Plan; the Countywide Siting Element; and the Source Reduction and Recycling Elements, Household Hazardous Waste Elements, and Non-disposal Facility Elements for Unincorporated Riverside County and each of the cities in Riverside County.

The Countywide Summary Plan contains goals and policies, as well as a summary of integrated waste management issues faced by the County and its cities. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County’s jurisdictions to meet *and maintain* the 50% diversion mandates. The Countywide Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element.

The RCDWR - Planning Section ensures that the Department’s planned and proposed waste management activities and projects are in compliance with applicable federal, State and local land use and environmental laws, regulations, and ordinances.

Among other responsibilities, the RCDWR – Planning Section is required to review all land-use/development cases processed within the County and issue Conditions of Approval on projects to ensure that Department facilities/assets/programs are protected from incompatible land uses, that adequate space is provided for collection of recyclables, that Waste Recycling Plans (Form B) and Waste Reporting (Form C) are submitted, and that projects will not overburden the solid waste disposal capacity of County facilities.

The RCDWR operates six (6) active landfills (Badlands, Blythe, Desert Center, Lamb Canyon, Mecca II and Oasis) and administers a contract agreement for the private El Sobrante Landfill serving the greater Riverside County area. The RCDWR also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Municipal waste collection services for unincorporated French Valley are provided by Waste Management, Inc. and all non-hazardous, non-recyclable, non-green municipal waste is deposited at the El Sobrante Landfill.

El Sobrante Landfill

The Project site is located within the service area of the El Sobrante Landfill, a service area that includes the cities/communities within southwestern Riverside County (inclusive of the Project site), as well as multiple jurisdictions within the counties of Los Angeles, Orange, San Bernardino and San Diego. Located near the center of the highly populated western third of Riverside County, it processes approximately 43% of Riverside County’s annual waste, according to Waste Management, Inc. (WM), the landfill’s operator.

The El Sobrante Landfill is located approximately 24 ½ miles northwest of the Project site in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona, east of Interstate 15 and Temescal Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road, Corona, CA 91719.

The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 495-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve.

The current operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day.

2020 Disposal Volumes: During calendar year 2020, a total of 3,298,730 tons of municipal solid waste was disposed at the El Sobrante Landfill. Of this amount, 1,133,291 tons originated from Riverside County sources, and 2,165,438 tons originated from out-of-County sources. El Sobrante received 107,723 tons of Alternative Daily Cover in the form of cement treated incinerator ash.

Based on 308 working days, an average of 10,710 (rounded to nearest whole number) tons of waste were received at the landfill on a daily basis in 2020. This compares with, and is substantially lower than, the maximum 16,054 tons per day allowed under the current permit.

Landfill Capacity Used in 2020 and Landfills Remaining Capacity at End of 2020: Landfill capacity is closely monitored by the Engineering Department at El Sobrante Landfill to ensure that the landfill’s operational efficiency is meeting WM and community expectations.

- The Annual Monitoring Report (AMR) reported 132,022,520 tons remaining at the end of 2019 less the 3,406,453 tons from 2020 yields 128,616,066 tons remaining at the end of 2020.
- At the current rate this equates to approximately 35 years of site life remaining.
- As of November 9, 2018, a modified Solid Waste Facilities Permit for the El Sobrante Landfill was issued which revised the landfill’s Estimated Closure Year from 2045 under the former 2009 permit, to 2051 pursuant to the current permit.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County evaluates current and projected solid waste generation for planning and public policy purposes in conjunction the preparation of its General Plan and General Plan EIR. The anticipated growth in population (from new residential uses) and jobs and economic activity (from commercial, industrial and institutional uses) that would result from the approval and subsequent development of projects within the County result in a corresponding increase in the amount of solid waste generated by these various uses, both during their construction (short-term) and their operation (long-term). The disposal of this additional waste would incrementally increase the wastes going into existing landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities.

Solid waste generation rates estimate the amount of waste created by residences and businesses over a certain amount of time (day, year, etc.). Waste generation includes all materials discarded, whether or not they are later recycled or disposed of in a landfill. Waste generation rates for residential and commercial activities can be used to estimate the impact of new developments on the local waste stream. In this way, they are useful in providing a general level of information for planning purposes and estimating potential effects. It should be noted that the Generation Rates used by the County do not take into account any recycling, reduction or diversion (potentially upwards of 50%-75%, associated with compliance with AB 341).

- Applying the CalRecycle estimated waste Generation Rate of 12.23 lbs/household/day indicates the Project would generate 8.76 tons of solid waste per year which equals an average daily amount of 587.04 pounds.
- Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be approximately 293.52 lbs. per day for disposal at the El Sobrante Landfill. As an average of 10,710 tons of waste were received per day at the El Sobrante Landfill during 2020, the Project represents a solid waste disposal increase of approximately 0.00137% at the landfill.
- Therefore, the proposed Project use would not 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. Impacts will be less than significant.

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)? Less Than Significant Impact

All land uses within the unincorporated Riverside County area, inclusive of French Valley, that generate waste are required to coordinate with the County’s contracted waste hauler (Waste Management, Inc.) to collect solid waste on a common schedule as established in applicable local, regional, and State programs.

Additionally, all development within the unincorporated County jurisdiction is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Riverside County Ordinance No. 745, and other local, State, and federal solid waste disposal standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to “reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible.” In 2011, the Legislature implemented a new approach to the management of solid waste. AB 341 (Chesbro, Chapter 476, Statutes of 2011) established a new statewide goal of 75 percent recycling through source reduction, recycling, and composting by 2020.

As set forth in Threshold 42.a, in response to the State requirements, the Riverside County Department of Waste Resources prepared the CIWMP.

All solid waste disposals within the unincorporated County of Riverside are subject to the requirements set forth in *Title 8, Health and Safety*, Chapter 8.136 - Comprehensive Collection and Disposal of Solid Waste within Specified Unincorporated Areas and Chapter 8.24 - County Solid Waste Facilities, other, as provided in the Municipal Code. Chapters 8.136 and 8.24 provide integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the County of Riverside shall provide for or furnish integrated waste management services relating to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the unincorporated County jurisdiction.

The Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, AB 341, County Ordinance No. 745, and other applicable local, State, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any 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

a) *Electricity? Less Than Significant Impact*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are electricity connections currently serving the Project site. Electricity lines are located along the southern border of the Project.

The electrical service provider to the area is Southern California Edison (SCE). Overhead electrical service lines currently exist adjacent to the property to the north. Additionally, all neighboring properties to the west and south have electrical service.

The Project's impact is considered less than significant as the Project will be required to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Provision of electricity to the Project site is not anticipated to require or result in the construction of new facilities or the expansion of existing facilities, the construction or relocation of which would cause significant environmental effects to electricity. Impacts in this regard will be less than significant.

b) Natural gas? Less Than Significant Impact

The Project will be serviced by the Southern California Gas, which services all of the properties in this area. All neighboring properties to the west, east, and south are serviced by Southern California Gas. Development of the Project will require the extensions of these services. But, since those services are adjacent to the Project site, any impacts will be less than significant.

c) Communications systems? Less Than Significant Impact

Communication systems for the Project area are provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. Expansion of facilities will be necessary to connect the Project to the existing communication system located adjacent to the Project site. However, such construction or relocation would not cause a significant environmental effect to communications systems. Impacts will be less than significant.

d) Street lighting? Less Than Significant Impact

Located in the developing French Valley area of unincorporated Riverside County, the proposed Project will require the installation of new or additional streetlights along Pat Road, Slough Road, and Ruft Road in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

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

The construction of these streetlights is a standard procedure and is plan checked by the County Transportation Departments, as well as the electricity provider.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues) of this Initial Study.

It should be noted that there is one other County Ordinance pertains to light pollution (Ordinance No. 915), but that ordinance specifically exempts streetlights from its regulations.

Therefore, the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting. Impacts will be less than significant.

e) Maintenance of public facilities, including roads? Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The internal streets within the Project will be privately owned and maintained by the Homeowner’s Association. The Project does not include roads or road improvements requiring or resulting in the construction of new facilities or the expansion of existing facilities.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts will be less than significant.

f) Other governmental services? Less Than Significant Impact

Other Government Services impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The development of 48 residential lots will cause an incremental increase in social services.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance to offset any incremental increase in or demand for such services generated by the Project. Payment of such fees would ensure that the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to other governmental services. 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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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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”, GIS database, Project Application Materials

Findings of Fact:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? Less Than Significant Impact

According to *Map My County*, the Project site is:

- 1) Classified by Riverside County as not being in a Very High Fire Hazard area, and
- 2) Located in a Local Fire Responsibility Area (LRA).

Accordingly, this means that the local Fire Department, in this case Riverside County Fire Department, will be providing fire protection services.

The Project site currently has access via Ruft Road and Pat Road. Both Ruft and Pat Roads connect to Pourroy Road to the east of the site, which intersects with Highway 79, which is part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside.

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

The proposed Project will be reviewed, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. Applicant payment of Development Impact Fees (DIF) for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Any impacts will be less than significant.

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? Less Than Significant Impact

The entire Project site is located within an LRA.

The Project site has been previously disturbed and is relatively flat, and slopes southeasterly towards Highway 79. Access to the Project is via three driveways along Pat Road, along with individual lots connecting another driveway connecting the property to the commercial activities to the north.

On-site vegetation is ruderal, since the Project site has been graded previously and is part of a larger development.

The Project site is situated in the French Valley area of unincorporated Riverside County. There are no significant drainages impacting the Project site, and the site is in an area of rapid urbanization.

The Project proposes new and repurposed structural improvements which will be built to the most recent fire codes. These codes are designed to suppress any fire risks (including wildfire risks). The Project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation

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

management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc.

Based on this information, the Project would not, 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. Any impacts will be less than significant.

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? Less Than Significant Impact

The entire Project site is located within an LRA.

The Project does not include and or 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. Existing roads and utilities including Elliot Road (west), Pat Road (south), and Winchester Road (east) are in place and currently serving the Project site. Both of these roads serve as fire breaks. Refer also to Thresholds 44.b and 44.c for Project conformance to applicable fire-related codes to reduce the potential for wildfire hazards to occur. Any impacts will be less than significant.

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? Less Than Significant Impact

The entire Project site is located within an LRA. Refer also to Thresholds 23.e and 14.a relative to the potential for flooding and/or landslides to occur.

Project development will include hardscape (buildings, parking lots, driveways) and landscape improvements that would serve to stabilize the existing built environment. Based on this information, the Project would not 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. Any impacts will be less than significant.

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? Less Than Significant Impact

The entire Project site is located within an LRA.

The proposed Project will be reviewed by the County as part of the discretionary process, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to final map recordation, prior to grading permit

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

issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. Applicant payment of DIF for expanded non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. It is noted, the proposed Project plan will not require any offsite improvements which could create demand for fire services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Based on this information, the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered 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?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact with Mitigation

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Please reference the discussions in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 34 (Paleontological Resources – Paleontological Resources), and Section 39 (Tribal Cultural Resources). All of these subjects concluded that impacts would be lessened through certain mitigation measures imposed on the project. Therefore, impacts to biological, cultural, or paleontological resources would be less than significant with mitigation.

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)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact with Mitigation

There are no other pending applications for residential development in the vicinity of the Project. As demonstrated in Sections 1 - 44 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited but cumulatively considerable. The Project's contribution to all potential cumulative impacts would be less than significant with implementation of the project-level mitigation outlined in Section 47.

47) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact with Mitigation

As demonstrated in Sections 1 - 44 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly with implementation of the following mitigation measures discussed in each of the relevant sections (Noise and Tribal Cultural Resources).

In addition, standard conditions will apply to the proposed Project. With these actions, all impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: N/A

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

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

Revised: 7/8/2022 2:41 PM
 Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx

CHANGE OF ZONE NO. 2100002

STANDARD CHANGE OF ZONE IN THE FRENCH VALLEY ZONING AREA

DATE
OCTOBER, 2020

OWNER / APPLICANT

SIGNATURE REALTY CAPITAL GROUP
1901 NEWPORT BLVD., SUITE 350 COSTA
MESA, CA 92627
ATTN: AL COHEN
PH: 949-999-2000
CELL: 949-636-7261
EMAIL: acohen@srccorp.net

ENGINEER

K & A ENGINEERING, INC.
357 N SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: FRED IRIANTO
EMAIL: fred@kaengineering.com

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP 13590, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 65, PAGE 60 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY ACREAGE

TOTAL GROSS ACRES: 10.15 AC.
TOTAL NET ACRES: 8.81 AC.

FLOOD PLAIN DESIGNATION

THIS PROPERTY IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN ZONE. SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION.

OWNER / APPLICANT

SIGNATURE REALTY CAPITAL GROUP
1901 NEWPORT BLVD., SUITE 350 COSTA
MESA, CA 92627
ATTN: AL COHEN
PH: 949-999-2000
CELL: 949-636-7261
EMAIL: acohen@srccorp.net

ASSESSOR'S PARCEL NUMBER

480-030-041

PROPERTY LOCATION

NORTH OF PAT ROAD
EAST OF SLOUGH ROAD

SPECIFIC PLAN

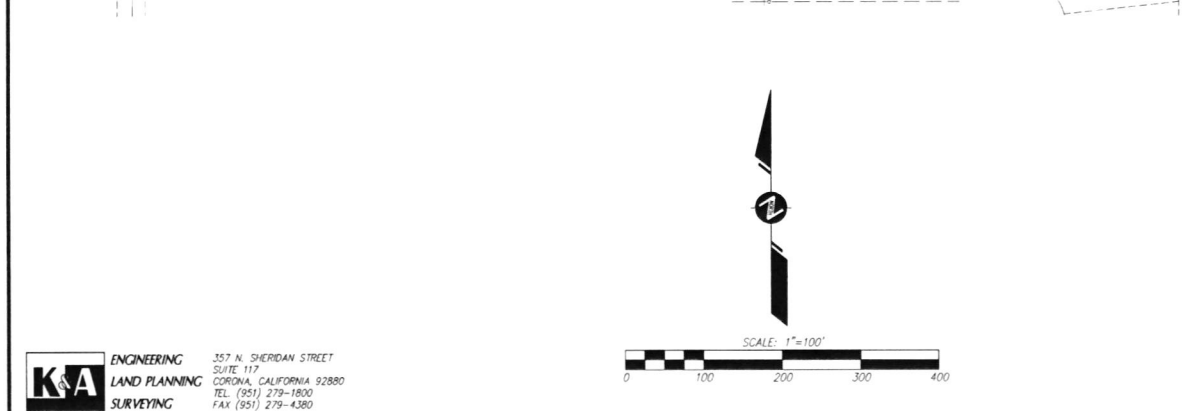
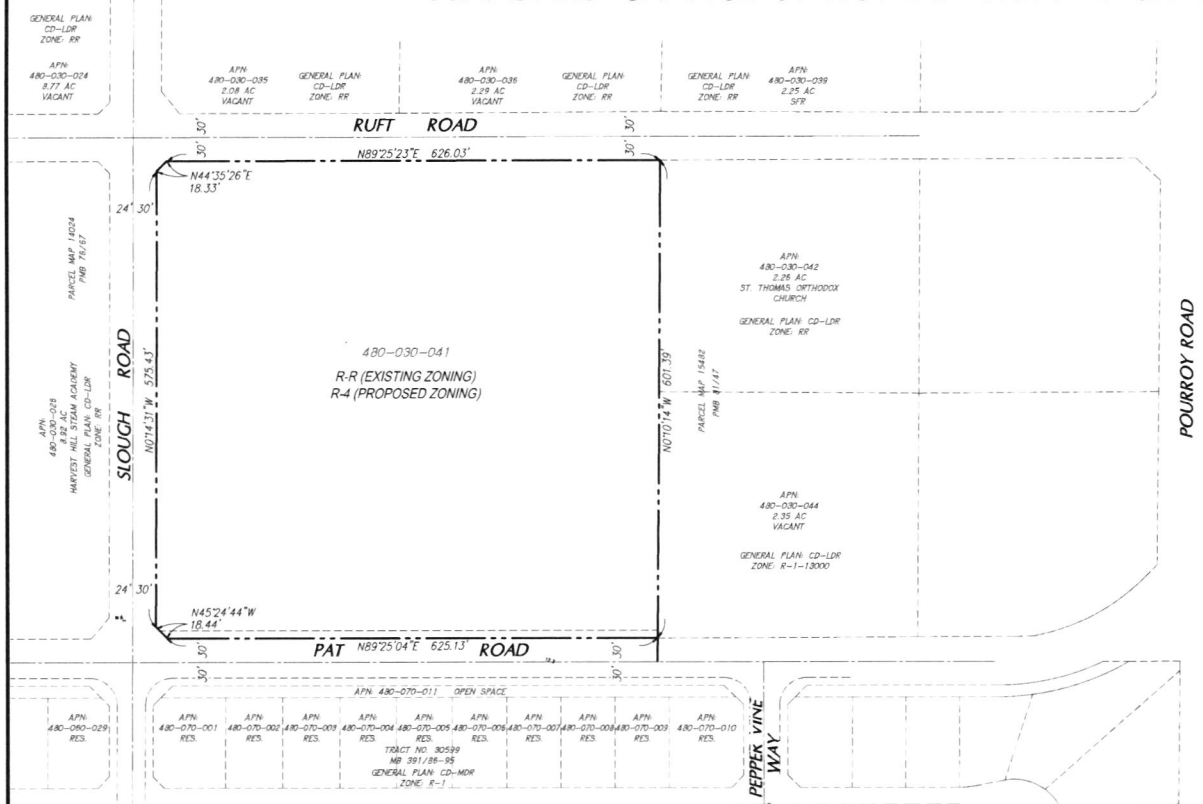
PROPERTY NOT IN SPECIFIC PLAN

UTILITIES AND SERVICES

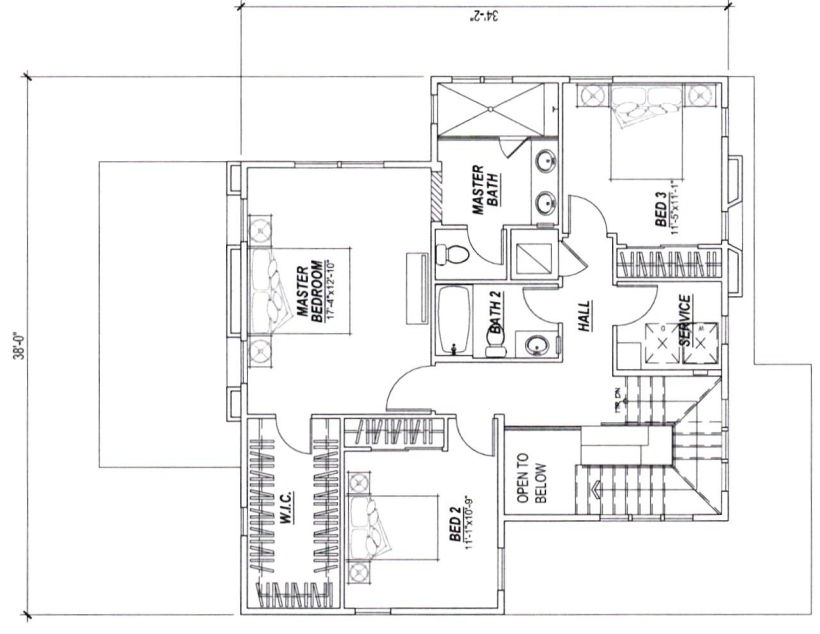
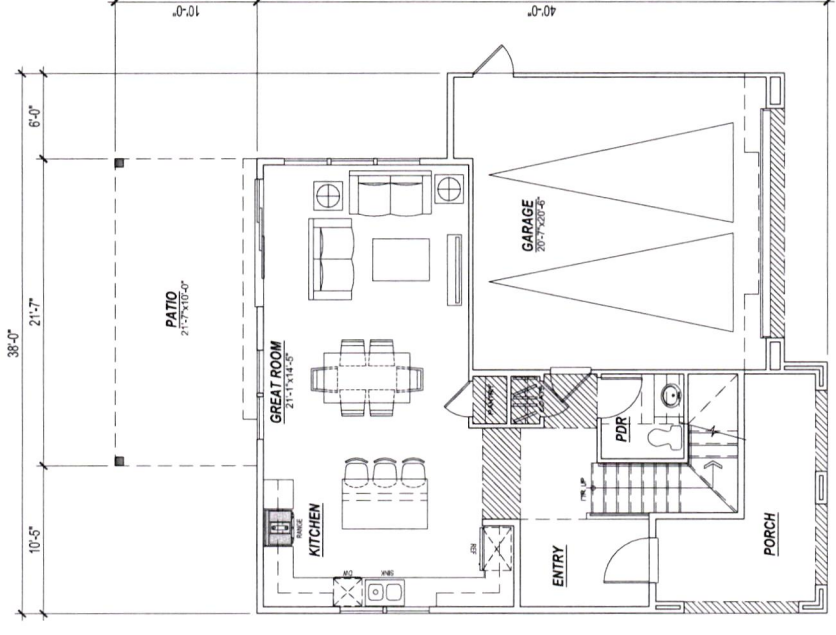
AGENCY SERVING THE AREA
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS CO
WATER: VERIZON
SEWER: FRONTIER/SPECTRUM
SCHOOL DIST: EASTERN MUNICIPAL WATER DISTRICT
MENIFEE UNIFIED SCHOOL DISTRICT,
ROMOLAND & PERRIS UNION HIGH SCHOOL

GENERAL PLAN USE

EXISTING: COMMUNITY DEVELOPMENT LOW DENSITY RESIDENTIAL - CD-LDR
PROPOSED: COMMUNITY DEVELOPMENT MEDIUM DENSITY RESIDENTIAL - CD-MDR



K&A ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL (951) 279-1800
FAX (951) 279-4380



FIRST FLOOR

PLAN 1

SECOND FLOOR

3 BED + GREAT RM, 2 BA + 1 PDR
 LIVING AREA 1,756 SQ. FT.
 GARAGE AREA 488 SQ. FT.



06.11.2021
DANIELIAN 1
 ASSOCIATES
 ARCHITECTS & PLANNERS
 www.danielian.com 949.474.6030

CONCEPTUAL FLOOR PLANS
 RIVERSIDE, CALIFORNIA

FRENCH VALLEY
 SIGNATURE REALTY
 COSTA MESA, CA

STUCCO
SHERWIN WILLIAMS
SW 7567
NATURAL TAN



STUCCO
SHERWIN WILLIAMS
SW 9541
WHITE SNOW

ENTRY DOOR
SHERWIN WILLIAMS
SW 6627
EMBERGLOW



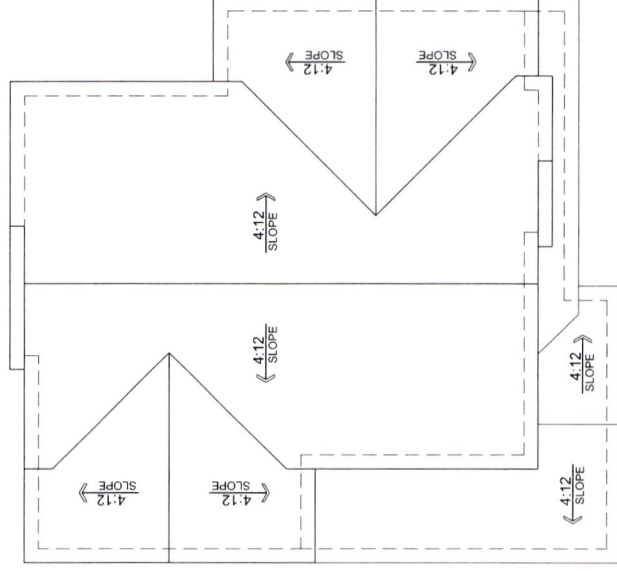
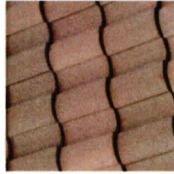
GARAGE DOOR
SHERWIN WILLIAMS
SW 7041
VAN DYKE BROWN



TRIMS
SHERWIN WILLIAMS
SW 9088
UTAUEPIA



ROOF TILES
EAGLE ROOFING
CAPISTRANO
SUNSET BLEND



COLOR AND MATERIAL LIST

ROOF PLAN

PLAN 1
SPANISH

CONCEPTUAL FLOOR PLANS

RIVERSIDE, CALIFORNIA

FRENCH VALLEY
SIGNATURE REALTY
COSTA MESA, CA



CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

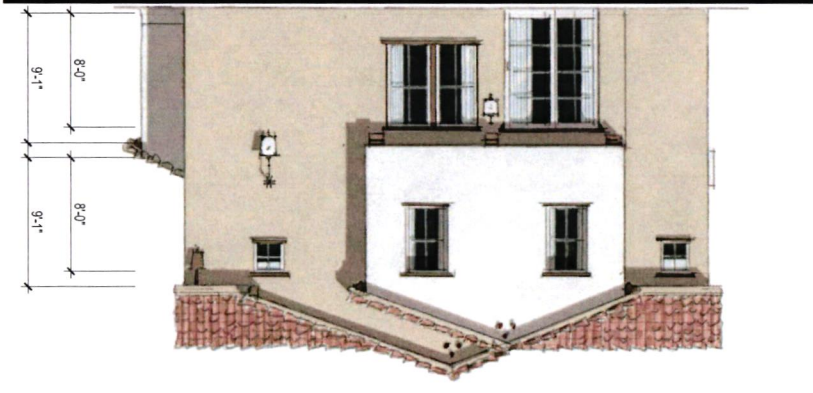
PLAN 1
SPANISH

SCALE 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10
DANIELIAN ASSOCIATES
ARCHITECTURAL PLANNERS
WWW.DANIELIAN.COM 949.474.6030
06.11.2021 20101.00 3

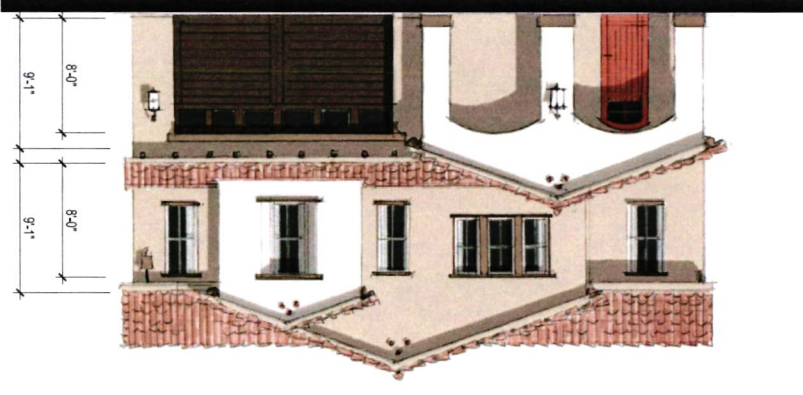
RIGHT ELEVATION



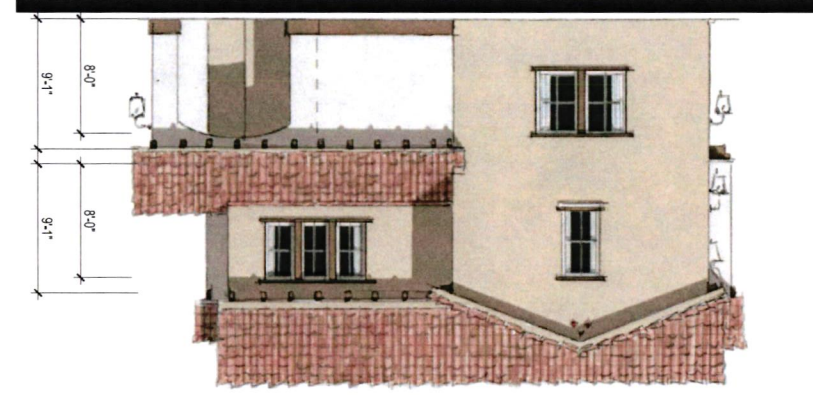
REAR ELEVATION

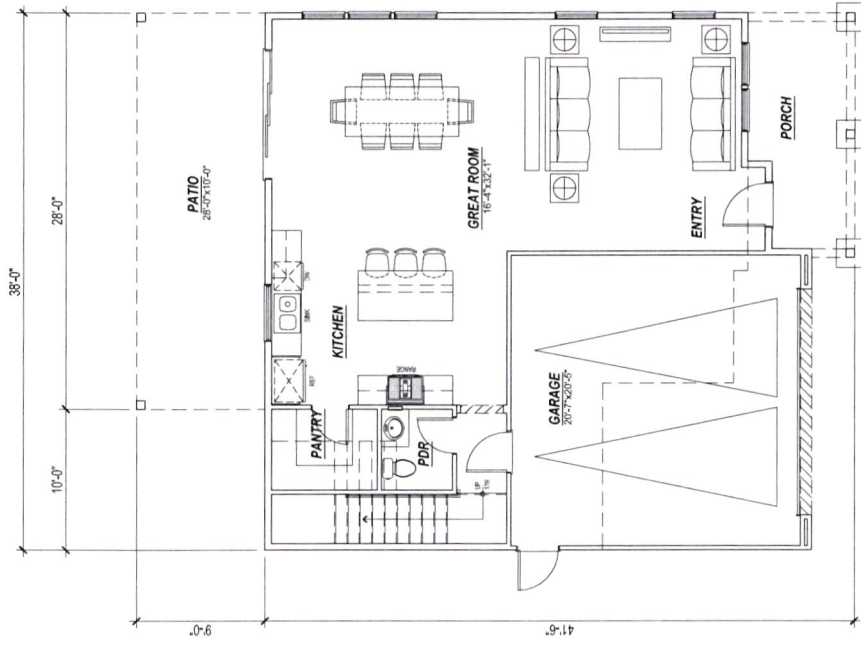


FRONT ELEVATION



LEFT ELEVATION

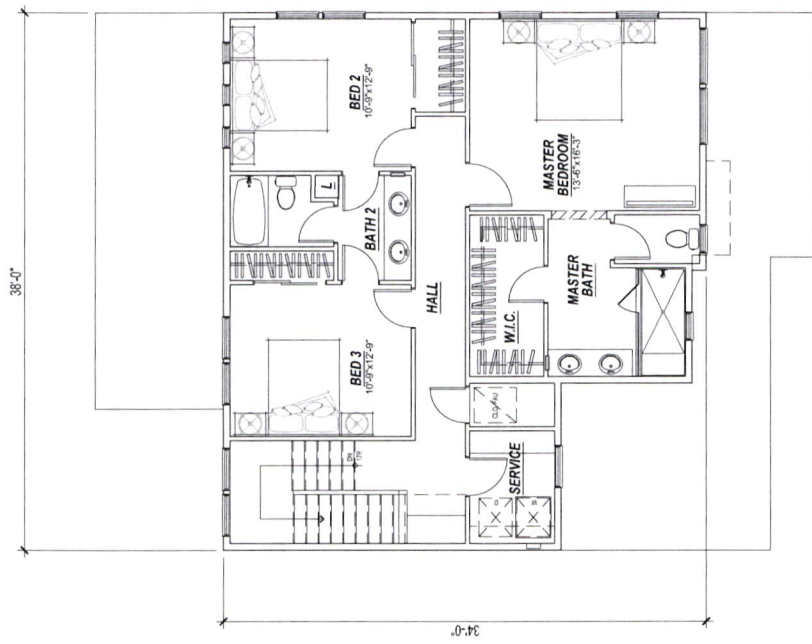




FIRST FLOOR

3 BED + GREAT RM, 2 BA + 1 PDR
 LIVING AREA 2,033 SQ. FT
 GARAGE AREA 444 SQ. FT

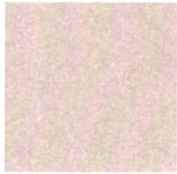
CONCEPTUAL FLOOR PLANS
 RIVERSIDE, CALIFORNIA



SECOND FLOOR

FRENCH VALLEY
 SIGNATURE REALTY
 COSTA MESA, CA

STUCCO
SHERWIN WILLIAMS
SW 6078
REALIST BEIGE



HORIZONTAL SIDING & GARAGE DOOR
SHERWIN WILLIAMS
SW 7629
GRAPY



TRIMS
SHERWIN WILLIAMS
SW 6083
SABLE



ROOF TILES
EAGLE ROOFING
PONDEROSA
BROWN RANGE



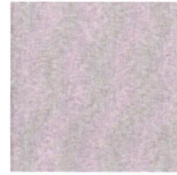
BOARD AND BATT & OUTLOOKERS
SHERWIN WILLIAMS
SW 7006
EXTRA WHITE



ENTRY DOOR
SHERWIN WILLIAMS
SW 2839
ROYCROFT COPPER RED



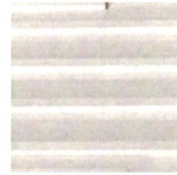
FACIA
SHERWIN WILLIAMS
SW 7079
PONDER



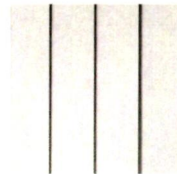
STONE VENER
ELDORADO
STACKED STONE
CATAWAY



BOARD AND BATT
JAMES HARDIE (OR EQUAL)
VERTICAL SIDING
SMOOTH FINISH (PRIMED)



HORIZONTAL SIDING
JAMES HARDIE (OR EQUAL)
LAP SIDING
SMOOTH FINISH (PRIMED)



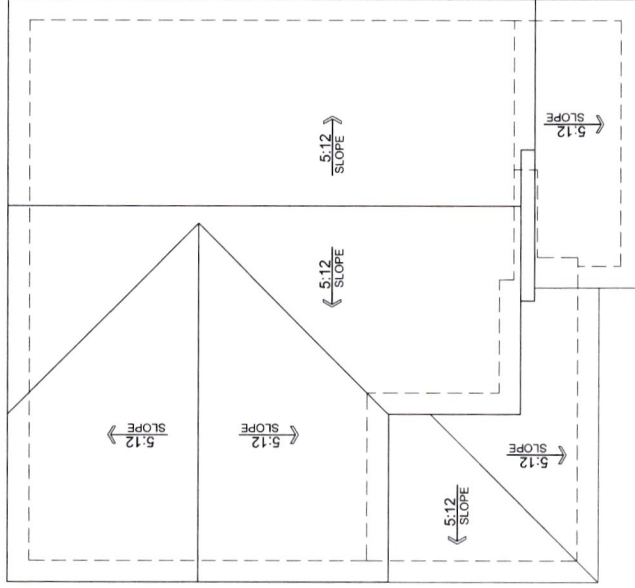
COLOR AND MATERIAL LIST

PLAN 2
CRAFTSMAN

CONCEPTUAL FLOOR PLANS

RIVERSIDE, CALIFORNIA

FRENCH VALLEY
SIGNATURE REALTY
COSTA MESA, CA



ROOF PLAN





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PLAN 2
CRAFTSMAN

CONCEPTUAL ELEVATIONS
RIVERSIDE, CALIFORNIA

FRENCH VALLEY
SIGNATURE REALTY
COSTA MESA, CA



06.11.2021
DANIELIAN 6
ASSOCIATES
ARCHITECTURAL PLANNERS
www.danielian.com 949.474.4030 20101.00



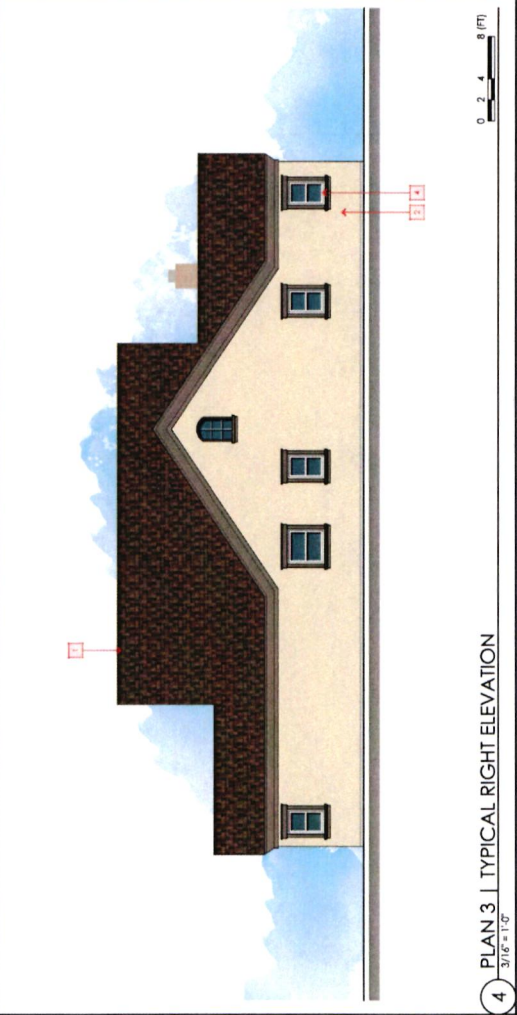
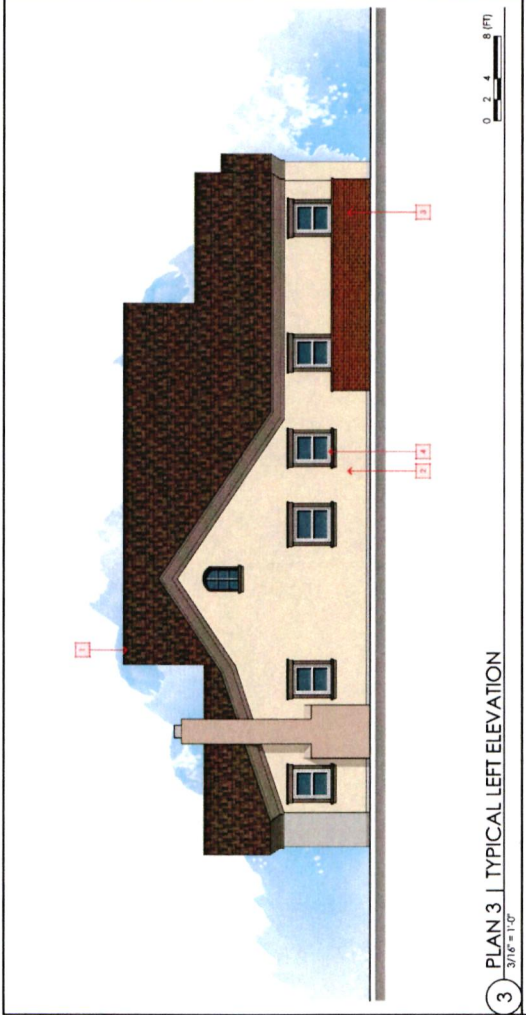
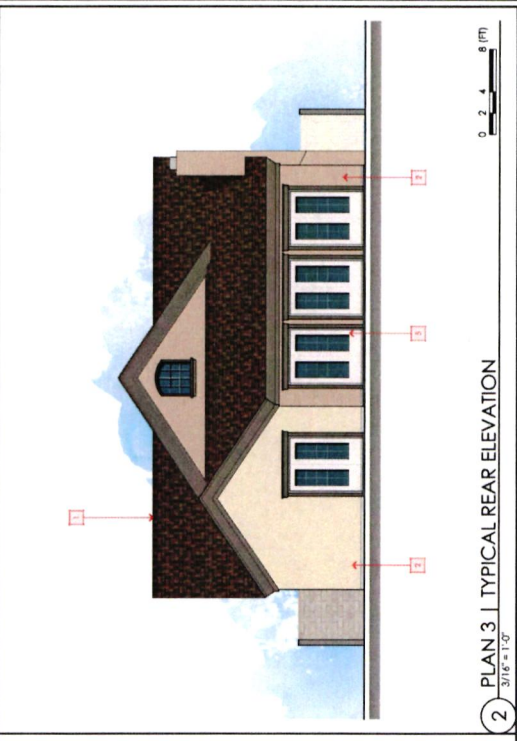
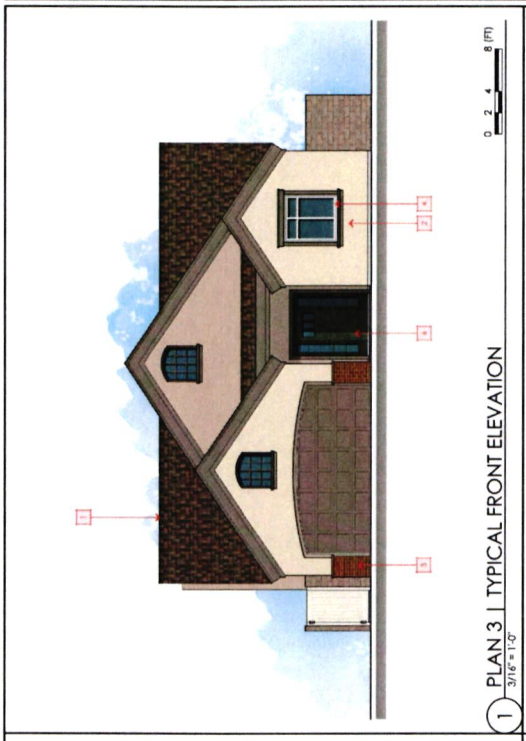
CONTRACT NO.

PROJECT
 COUNTY OF RIVERSIDE
 2019 PRELIMINARY CONTACT MAP
 NO. 19004

PLAN 3 TYPICAL
 EXTERIOR
 ELEVATIONS

DATE:	8/7/2021
SCALE:	AS NOTED
DRAWN BY:	CCW
CHECK BY:	EGP
SHEET NO.	

A-2



MATERIAL KEYNOTES

1. LIGHT WEIGHT CLAY TILE ROOF, TYP.
2. STUCCO FINISH, TYP.
3. BRICK VENEER, TYP.
4. WHITE PAINT DOOR, TYP.
5. FIBERGLASS FRONT DOOR

Blank area for additional notes or specifications.



TREE PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
FRONT YARD STREET TREE	ARBITUS 'MARINA' STRAWBERRY TREE ADONIS FLEXUOSA PEPPERBERRY TREE GELSEUM PARVIFLORA AUSTRALIAN WILLOW 27' - 28' HIGH	30' BOX STD.	M
PARK ACCENT TREE	ALBIDA ALIBISSIN CERCORUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE JACARANDA ACUTIFOLIA JACARANDA LAGERSTROMIA INDICA 'NACHEZ' COPPE MYRTLE	30' BOX STD.	L
PARK CANOPY PALM	PHOENIX DACTYLIFERA DATE PALM 20' - 40' HIGH	18' BTH M	
BACKDROP PARK TREE	TRISTANA CONFERTA BRISBANE BOX 30' - 40' HIGH	30' BOX M	
EVERGREEN BACKDROP TREE	CELOSIA SEDGARA DEODAR CEDAR 40' HIGH PINUS HALEPENSIS ALPICO PINE 30' HIGH	30' BOX STD.	M
DETENTION BASIN ACCENT TREE	ELAEAGNUS PUNGENS SILVERBERRY ELMYRIS ARENARIUS BLUE DUNE LYME GRASS ESCALLONIA NEWPORT DWARF DWARF ESCALLONIA FESTUCA MARIEI ATLAS FESCUE GREVILLEA LAINGERA 'PROSTRATUS' PROSTRATE WOOLLY GREVILLEA HEMEROCALLIS X HYPERION HYMENOCLADUS KNEPHOTA LIVARIA RED HOT POKER LAVANDULA ANGSTIFOLIA ENGLISH LAVENDER LANTANA CAMARA 'NEW GOLD' LANTANA LANTANA MONTEVIDENSIS LANTANA LEUCOPHYLLUM PRUTESCENS TEXAS RANGER LIGUSTRUM J. TEXANUM JAPANESE PRIVET MYOPORUM PARVIFOLIUM MYOPORUM NANDINA DOMESTICA NANA PURPUREA DWARF NANDINA PITTOSPORUM T. VARIEGATA VARIEGATED TORBIA PRUNUS CAROLINIANA 'COMPACTA' 24" BOX 30" O.C. L RHOAPHOLEPIS LIMBELLATA YEWDA HAWTHORN RHOAPHOLEPIS CLARA CLARA HAWTHORN ROSMARINUS O. 'PROSTRATUS' ROSEMARY ROSMARINUS O. 'TUSCAN BLUE' ROSEMARY SALVIA ARIANA WHITE SAGE SALVIA CLEVELANDII CLEVELAND SAGE SALVIA GREGE AUTUMN SAGE SALVIA LEUCANTHA MEXICAN BUSH SAGE SENECIO MANDRALISCAE CHALK STICKS TEUCRIUM CHAMAEDRYS GERMANDER TULBAGHIA VOLACEA SOCIETY GARLIC TULBAGHIA VOLACEA SOCIETY GARLIC VIBURNUM TINUS SPRING BOUQUET WESTRINGIA FRUTICOSA COAST ROSEMARY	24" BOX M	
ON LOT BACKYARD SLOPE TREE	PODOCARPUS GRACILOR FERN TREE 30' HIGH LAURUS ROBOR SWEET BAY 30' HIGH	30' BOX STD.	M
PERIMETER STREET TREE	QUERCUS VIRGINIANA SOUTHERN LIVE OAK 30' HIGH RHUS LANCEA AFRICAN BAMAC 30' HIGH	30' BOX STD.	M
ON LOT PERIMETER STREET TREE	QUERCUS LEX HOLLY OAK 20' HIGH	30' BOX STD.	L

SHRUB PLANTING LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING WUCOLS QTY
	PHLOMIS FRUTICOSA JERUSALEM GAGE	5 GAL	4'OC L
	ROSA 'DOUBLE KNOCKOUT RED' SHRUB ROSE	5 GAL	24" O.C. M
	ROSA 'FLORIBUNDA 'ICEBERG WHITE' FLORIBUNDA ROSE	5 GAL	4'OC M
	ROSA 'NOARE 'RED FLOWER CARPET' SHRUB ROSE	5 GAL	30"OC M
	AGAVE 'BLUE GLOW' PROSTRATE GLOSSY ABELIA	5 GAL	24" O.C. VL
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	30" O.C. VL
	ALOE STANDA CORAL ALOE	1 GAL	24" O.C. L
	ALOE 'LITTLE RED RIDING HOOD' ALOE RUDOLPHI	1 GAL	18" O.C. L
	ARBITUS UNEDO STRAWBERRY TREE	5 GAL	30" O.C. L
	BACCHARIS PILULARIS PIGEON POINT PROSTRATE GLOSSY ABELIA	1 GAL	4' O.C. L
	BOUILLON O. LA JOLLE LA JOLLE BOUILLONELLA	5 GAL	30" O.C. L
	BURIS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL	18" O.C. M
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GAL	30" O.C. L
	CAREX DWYANA BERKELEY SEDGE	1 GAL	24" O.C. L
	CAREX PANZA SAND DUNE SEDGE	1 GAL	12" O.C. M
	DIANELLA TASMANICA FLAX LILY	5 GAL	24" O.C. M
	DIERIS BICOLOR FORTNIGHT LILY	5 GAL	30" O.C. L
	DODONAEA VISCOSA 'PURPUREA' HORSEDEE BUSH	24" BOX	5' O.C. L
	ELAEAGNUS PUNGENS SILVERBERRY	1 GAL	48" O.C. L
	ELMYRIS ARENARIUS BLUE DUNE LYME GRASS	1 GAL	12" O.C. L
	ESCALLONIA NEWPORT DWARF DWARF ESCALLONIA	5 GAL	30" O.C. M
	FESTUCA MARIEI ATLAS FESCUE	1 GAL	30" O.C. L
	GREVILLEA LAINGERA 'PROSTRATUS' PROSTRATE WOOLLY GREVILLEA	5 GAL	30" O.C. M
	HEMEROCALLIS X HYPERION HYMENOCLADUS	5 GAL	24" O.C. M
	KNEPHOTA LIVARIA RED HOT POKER	1 GAL	12" O.C. L
	LAVANDULA ANGSTIFOLIA ENGLISH LAVENDER	5 GAL	30" O.C. L
	LANTANA CAMARA 'NEW GOLD' LANTANA	1 GAL	30" O.C. L
	LANTANA MONTEVIDENSIS LANTANA	1 GAL	30" O.C. L
	LEUCOPHYLLUM PRUTESCENS TEXAS RANGER	1 GAL	30" O.C. L
	LIGUSTRUM J. TEXANUM JAPANESE PRIVET	5 GAL	18" O.C. M
	MYOPORUM PARVIFOLIUM MYOPORUM	1 GAL	30" O.C. L
	NANDINA DOMESTICA NANA PURPUREA DWARF NANDINA	5 GAL	30" O.C. M
	PITTOSPORUM T. VARIEGATA VARIEGATED TORBIA	15 GAL	36" O.C. M
	PRUNUS CAROLINIANA 'COMPACTA' 24" BOX 30" O.C. L		
	RHOAPHOLEPIS LIMBELLATA YEWDA HAWTHORN	5 GAL	30" O.C. L
	RHOAPHOLEPIS CLARA CLARA HAWTHORN	5 GAL	30" O.C. L
	ROSMARINUS O. 'PROSTRATUS' ROSEMARY	1 GAL	18" O.C. L
	ROSMARINUS O. 'TUSCAN BLUE' ROSEMARY	5 GAL	18" O.C. L
	SALVIA ARIANA WHITE SAGE	5 GAL	24" O.C. VL
	SALVIA CLEVELANDII CLEVELAND SAGE	1 GAL	48" O.C. L
	SALVIA GREGE AUTUMN SAGE	1 GAL	30" O.C. L
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	30" O.C. L
	SENECIO MANDRALISCAE CHALK STICKS	1 GAL	12" O.C. L
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	24" O.C. L
	TULBAGHIA VOLACEA SOCIETY GARLIC	1 GAL	24" O.C. M
	TULBAGHIA VOLACEA SOCIETY GARLIC	1 GAL	24" O.C. M
	VIBURNUM TINUS SPRING BOUQUET	5 GAL	3' O.C. M
	WESTRINGIA FRUTICOSA COAST ROSEMARY	1 GAL	4' O.C. L

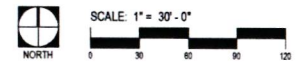
LEGEND

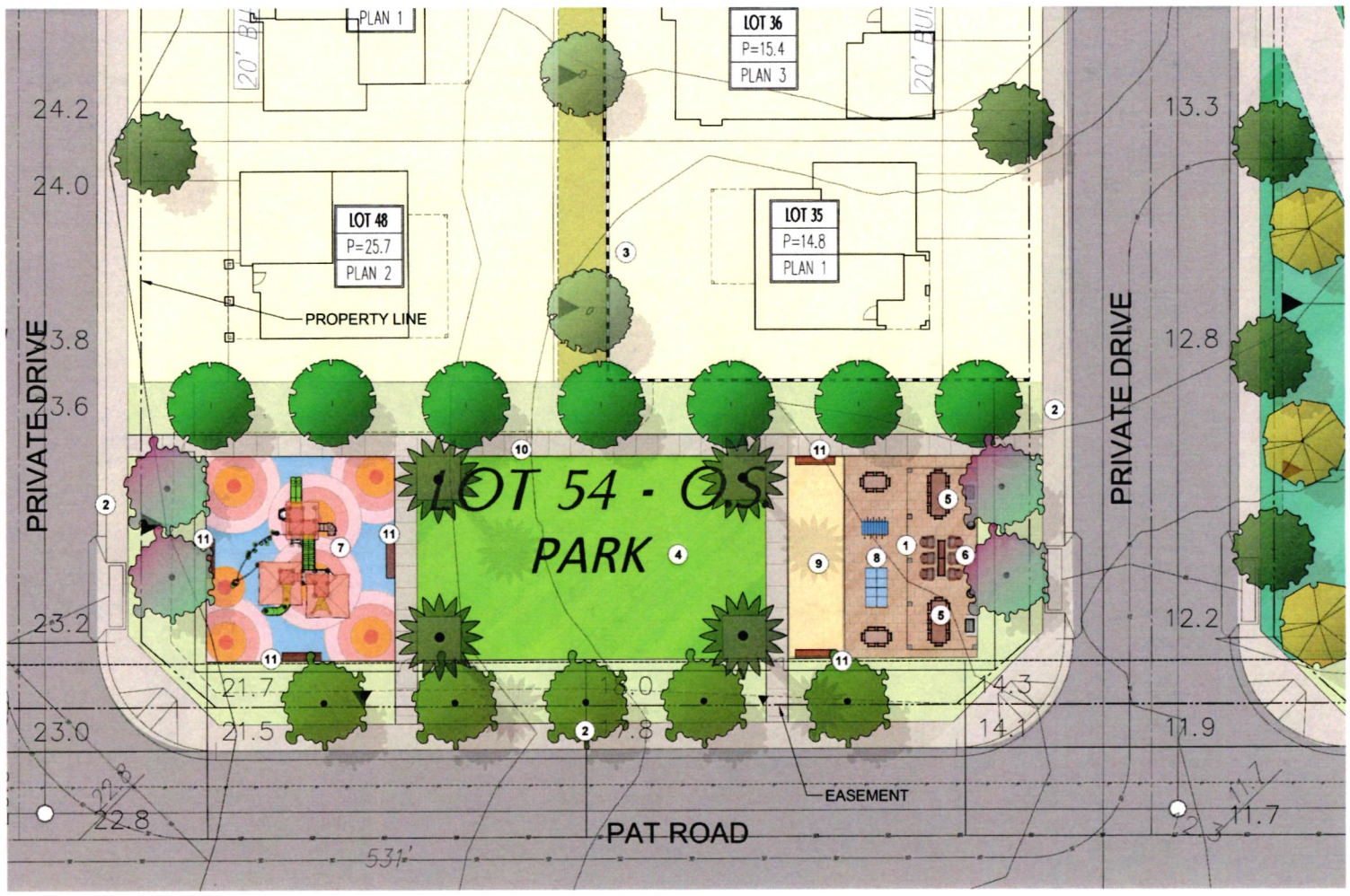
- 1. BACKYARD LANDSCAPE SLOPES
- 2. CURB ADJACENT CONCRETE WALK/R.O.W
- 3. SLOPE LANDSCAPE
- 4. MULTI-PURPOSE LAWN
- 5. COVERED BBQ / DINING TABLES

- 6. CHILDREN'S PLAY STRUCTURE
- 7. DETENTION WATER QUALITY BASIN LANDSCAPE

Tentative Tract 38034 - 48 Homes | Overall Preliminary Plan

Signature Realty Capital Corp | County of Riverside, CA | June 25, 2021



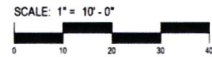


LEGEND

- 1. ENHANCED PAVING AREA
- 2. CURB ADJACENT CONCRETE WALK/R.O.W
- 3. BACKYARD SLOPE LANDSCAPE
- 4. MULTI-PURPOSE LAWN
- 5. COVERED BBQ / DINING TABLES
- 6. LOUNGE SEATING
- 7. CHILDREN'S PLAY STRUCTURE
- 8. GAME TABLES
- 9. BOCCIE BALL COURT
- 10. CONCRETE WALK
- 11. BENCH SEATING

Tentative Tract 38034 - 48 Homes | Park Enlargement Plan

Signature Realty Capital Corp | County of Riverside, CA | June 25, 2021





LANDSCAPE MAINTENANCE LEGEND:

- PUBLIC ROW CONCRETE WALKWAY MAINTAINED BY THE CITY
- PRIVATE STREET CONCRETE WALKWAY MAINTAINED BY THE HOA
- LANDSCAPE MAINTAINED BY HOA
- PRIVATELY MAINTAINED ON LOT RESIDENCE AND LANDSCAPE
- PRIVATELY MAINTAINED STREET

LEGEND

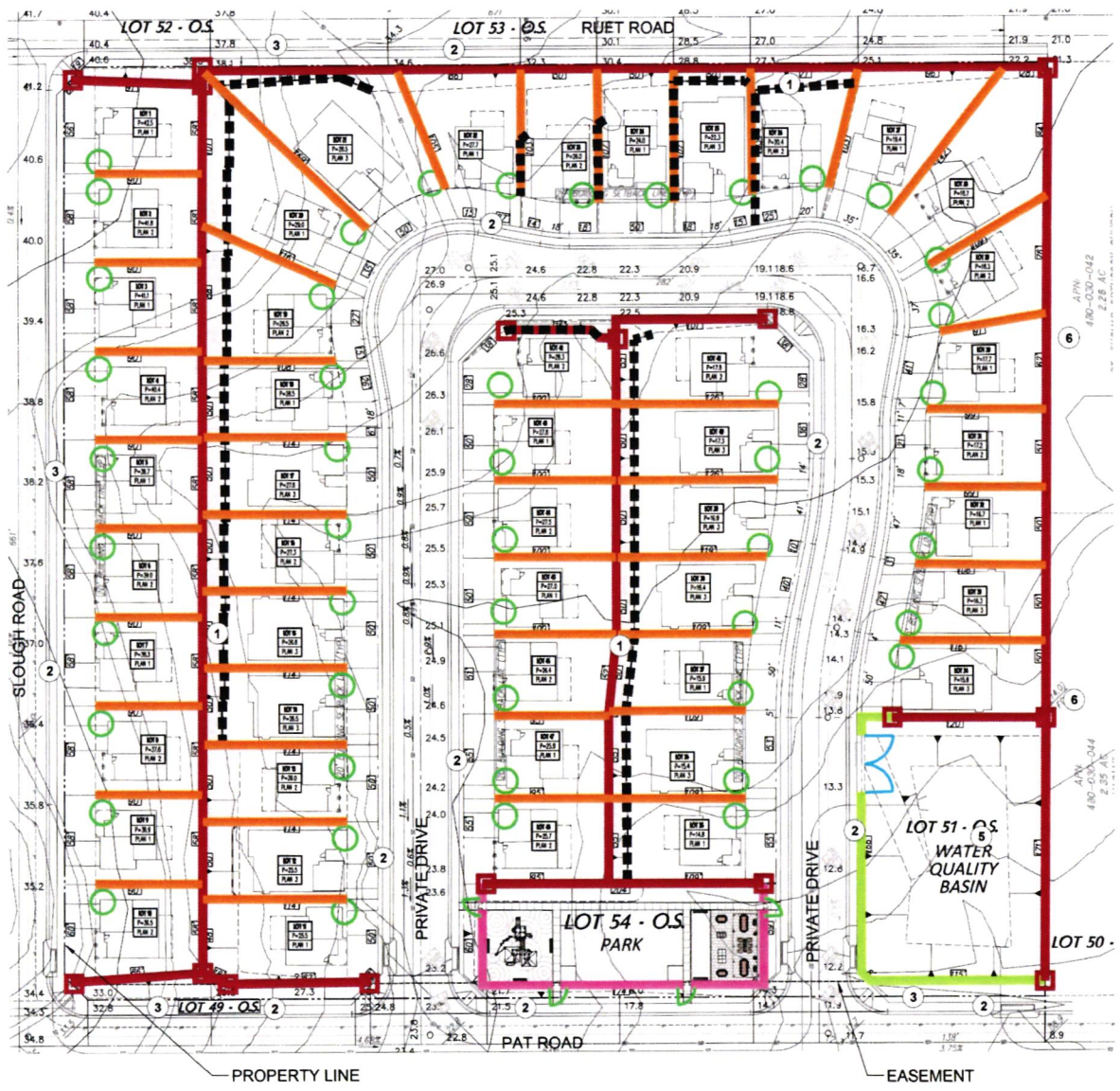
1. PRIVATE RESIDENTIAL LOT
2. PUBLIC STREET ROW
3. PRIVATE STREET ROW
4. PRIVATE PARK
5. PRIVATE DETENTION /WATER QUALITY BASIN

Tentative Tract 38034 - 48 Homes | Landscape Maintenance Plan



SCALE 1" = 30'-0"





LEGEND

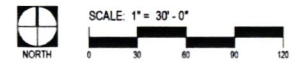
1. BACKYARD LANDSCAPE SLOPES
2. CURB ADJACENT CONCRETE WALK
3. RIGHT OF WAY AREA
4. PARK OPEN SPACE AREA
5. DETENTION /WATER QUALITY BASIN
6. ADJACENT PROPERTY

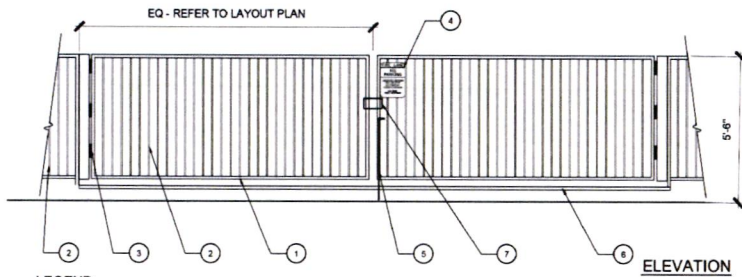
WALL AND FENCE LEGEND:

- 6'-0" HIGH SPLIT-FACE SOLID MASONRY WALL
- 6'-0" HIGH VINYL SIDE YARD FENCE
- 5'-6" HIGH TUBULAR STEEL SERVICE FENCE
- 42" HIGH VINYL CHILDREN PARK FENCE
- RETAINING WALL PER CIVIL
- 5'-6" HIGH TUBULAR VEHICULAR STEEL SERVICE GATE
- 42" HIGH VINYL PEDESTRIAN GATE
- 6'-6" HIGH SPLIT-FACE SOLID MASONRY PILASTERS
- 5'-6" HIGH VINYL PEDESTRIAN GATE

Tentative Tract 38034 - 48 Homes | Wall and Fence Plan

Signature Realty Capital Corp | County of Riverside, CA | June 25, 2021

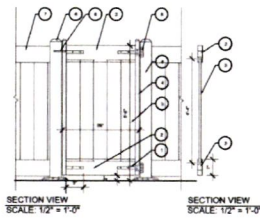




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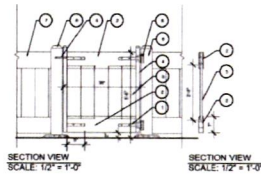
- | | | |
|--|--|---|
| 1. 2X2 TUBULAR STEEL GATE FRAME | 5. CANE BOLT WITH CONCRETE FOOTING FOR PIPE SLEEVE | NOTE:
TREAT ALL EXPOSED SURFACES W/ (2) COATS MOISTURE-PROOF PRIMER AND (2) COATS FINISH (SEE FINISH SCHEDULE FOR COLOR)
OWNERS OPTION TO POWDER-COAT STEEL |
| 2. 1" SQ TUBULAR STEEL PICKETS @ 4" O.C. | 6. FINISH SURFACE | |
| 3. HEAVY DUTY GATE HINGE | 7. LATCH AND LOCKING HARDWARE | |
| 4. FIRE LANE SIGN MOUNTED ON BOTH SIDES OF GATE. KNOX BOX ACCESS PROVIDED AT GATE POST | | |
| | | |

5'-6" HIGH TUBULAR VEHICULAR SERVICE STEEL GATE WITH KNOX BOX
Scale: 1/2" = 1' - 0"



LEGEND

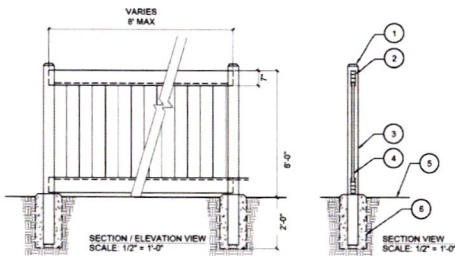
1. SQ METAL INSERT WELDED TO UPRIGHT AND TEX SCREWED AT RAILS
2. 2" X 7" OR 1-1/2" X 5-1/2" PVC TOP AND BOTTOM RAILS
3. 1" X 6" T&G PVC BOARD
4. 2" 16GA PREGALV POWDER COATED UPRIGHT OR 2"x4" PVC UPRIGHT
5. T-HINGE
6. LATCH
7. ADJACENT VINYL FENCING
8. 5" X 5" VINYL POST W/ DOMED CAP



LEGEND

1. SQ METAL INSERT WELDED TO UPRIGHT AND TEX SCREWED AT RAILS
2. 2" X 7" OR 1-1/2" X 5-1/2" PVC TOP AND BOTTOM RAILS
3. 1" X 6" T&G PVC BOARD
4. 2" 16GA PREGALV POWDER COATED UPRIGHT OR 2"x4" PVC UPRIGHT
5. T-HINGE
6. LATCH
7. ADJACENT VINYL FENCING
8. 5" X 5" VINYL POST W/ DOMED CAP

5'-6" HIGH VINYL PEDESTRIAN GATE
Scale: 1/2" = 1' - 0"

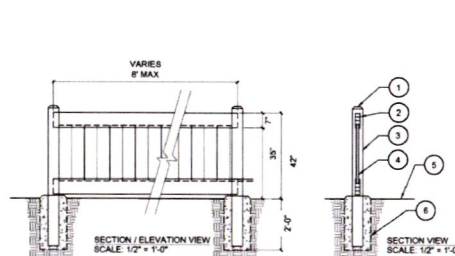


LEGEND

1. DOMED CAP
 2. 2X7 TOP & BOTTOM RAIL
 3. 5X5 VINYL POST
 4. 6" TONGUE & GROOVE
 5. FINISH GRADE
 6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS
- AVAILABLE THROUGH FENCWORKS INC.
1-800-350-5620

6'-0" HIGH VINYL SIDE YARD FENCE
Scale: 1/2" = 1' - 0"

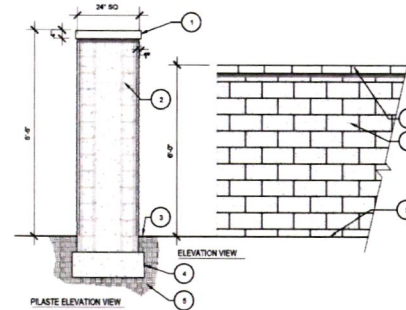
42" LOW VINYL PEDESTRIAN GATE
Scale: 1/2" = 1' - 0"



LEGEND

1. DOMED CAP
 2. 2X7 TOP & BOTTOM RAIL
 3. 5X5 VINYL POST
 4. 6" TONGUE & GROOVE
 5. FINISH GRADE
 6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS
- AVAILABLE THROUGH FENCWORKS INC.
1-800-350-5620

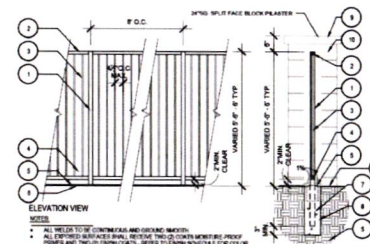
42" LOW VINYL FENCE
Scale: 1/2" = 1' - 0"



LEGEND

1. PRECAST CONCRETE WALL CAP
2. 800X80 COLORED CMU SPLIT FACE BLOCK WALL & SPLIT FACE PLASTER
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT SUBGRADE

6' HIGH SOLID CMU MASONRY WALL AND PILASTER
Scale: 1/2" = 1' - 0"

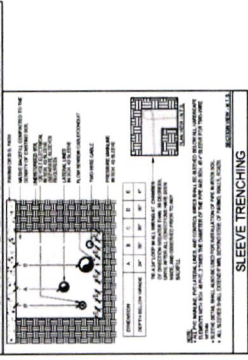
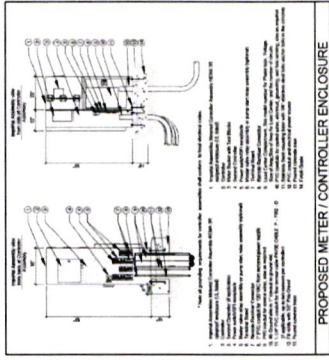


LEGEND

1. 2" SQ TUBULAR STEEL POST
- 1/2" SQ TUBULAR STEEL TOP RAIL
- 1/2" SQ TUBULAR STEEL PICKETS @ 4" MAXIMUM O.C.
- 1/2" SQ TUBULAR STEEL BOTTOM RAIL
5. COMPACTED SUBGRADE
6. FINISH GRADE
7. SINK POST INTO FOOTING
8. CONCRETE FOOTING
9. 4" PRECISION CONCRETE BLOCK CAP
10. SPLIT FACE CONCRETE BLOCK

5'-6" HIGH TUBULAR STEEL VIEW FENCE WITH 6' MASONRY PILASTER
Scale: 1/2" = 1' - 0"

Tentative Tract 38034 - 48 Homes | Typical Details Sheet

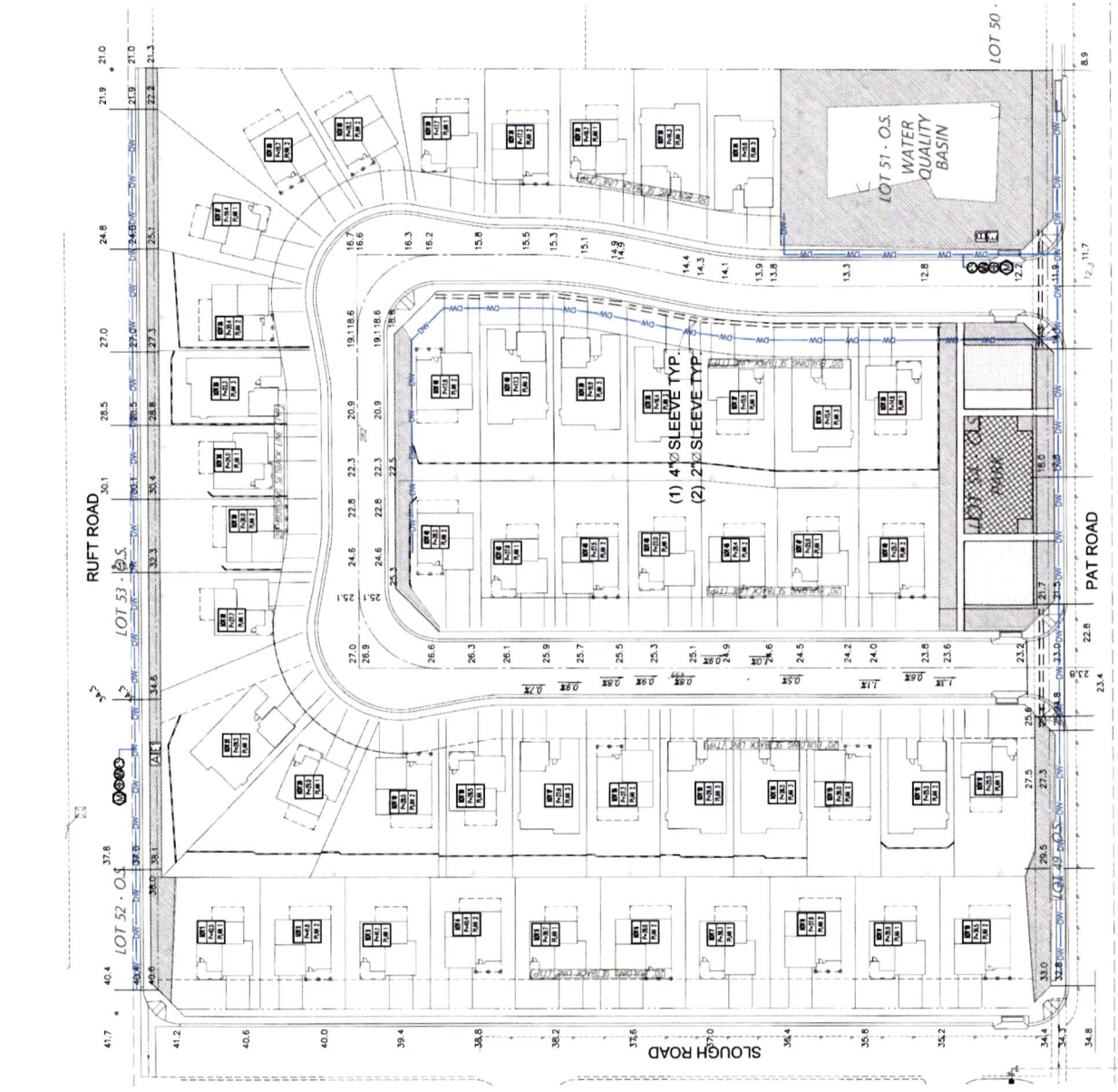


LEGEND:

- TEMP AREA 1200 SF
- SPRINKLER GROUND COVER AREA 1200 SF
- 2" PVC 8" DIA. MAIN LINE
- 2" PVC 8" DIA. SERVICE TO EXTEND 7' BEYOND BACK OF CURB
- 2" POTABLE SERVICE LINE
- 1" POTABLE WATER METER DEDICATED TO IRRIGATION
- 1" PP BACKFLOW DEVICE
- 1" MASTER VALVE
- 1" FLOW SENSOR
- PROPOSED CONTROLLER LOCATION
- 20" CONTINUOUS POWER REQUIRED

PROPOSED CONTROLLER LOCATION

20" CONTINUOUS POWER REQUIRED



Tentative Tract 38034 - 48 Homes | Irrigation Master Plan



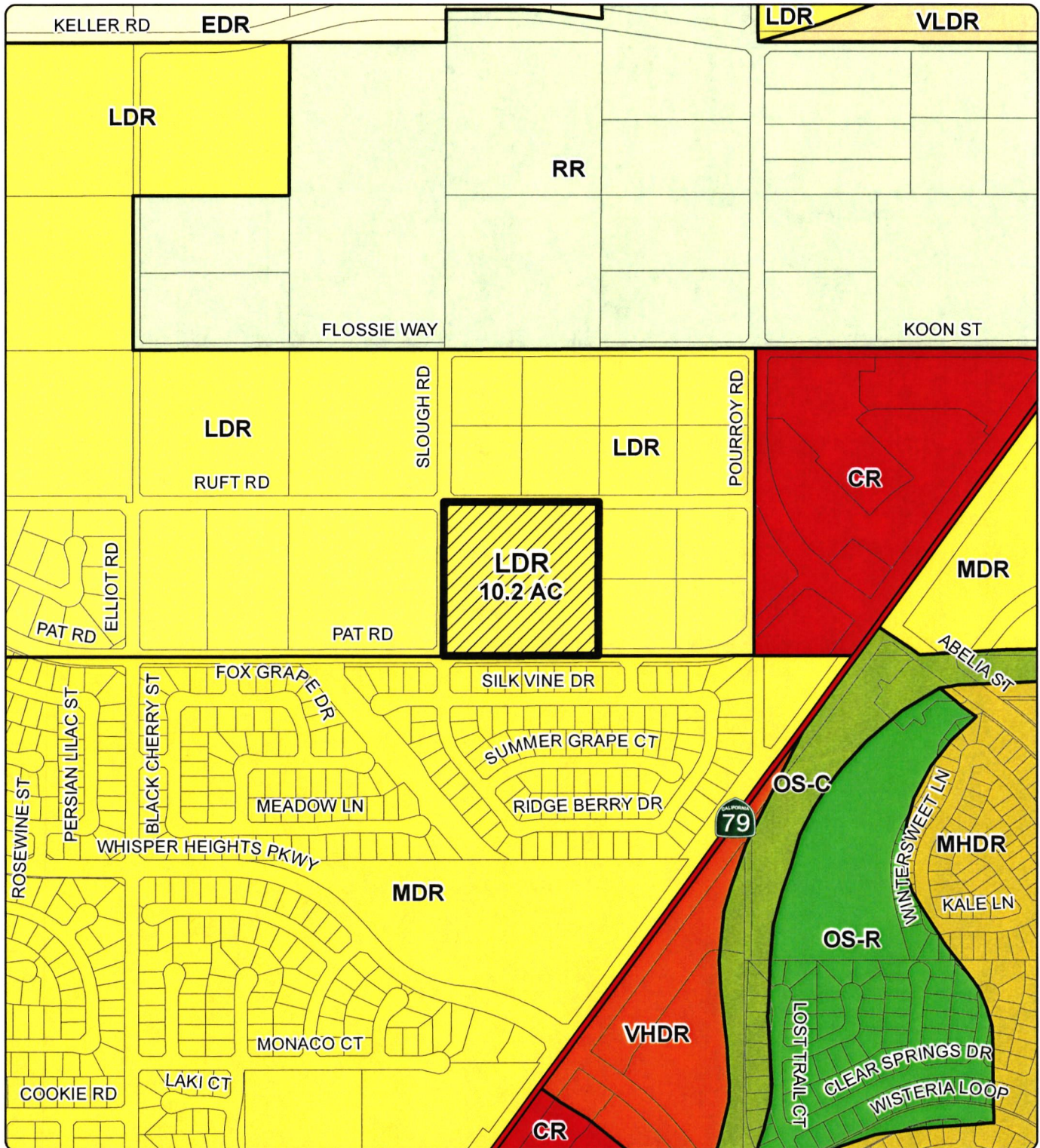
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38034

EXISTING GENERAL PLAN

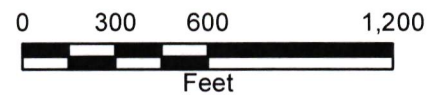
Supervisor: Washington
District 3

Date Drawn: 07/08/2022
Exhibit 5



Zoning Area: French Valley

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.rctlma.org>

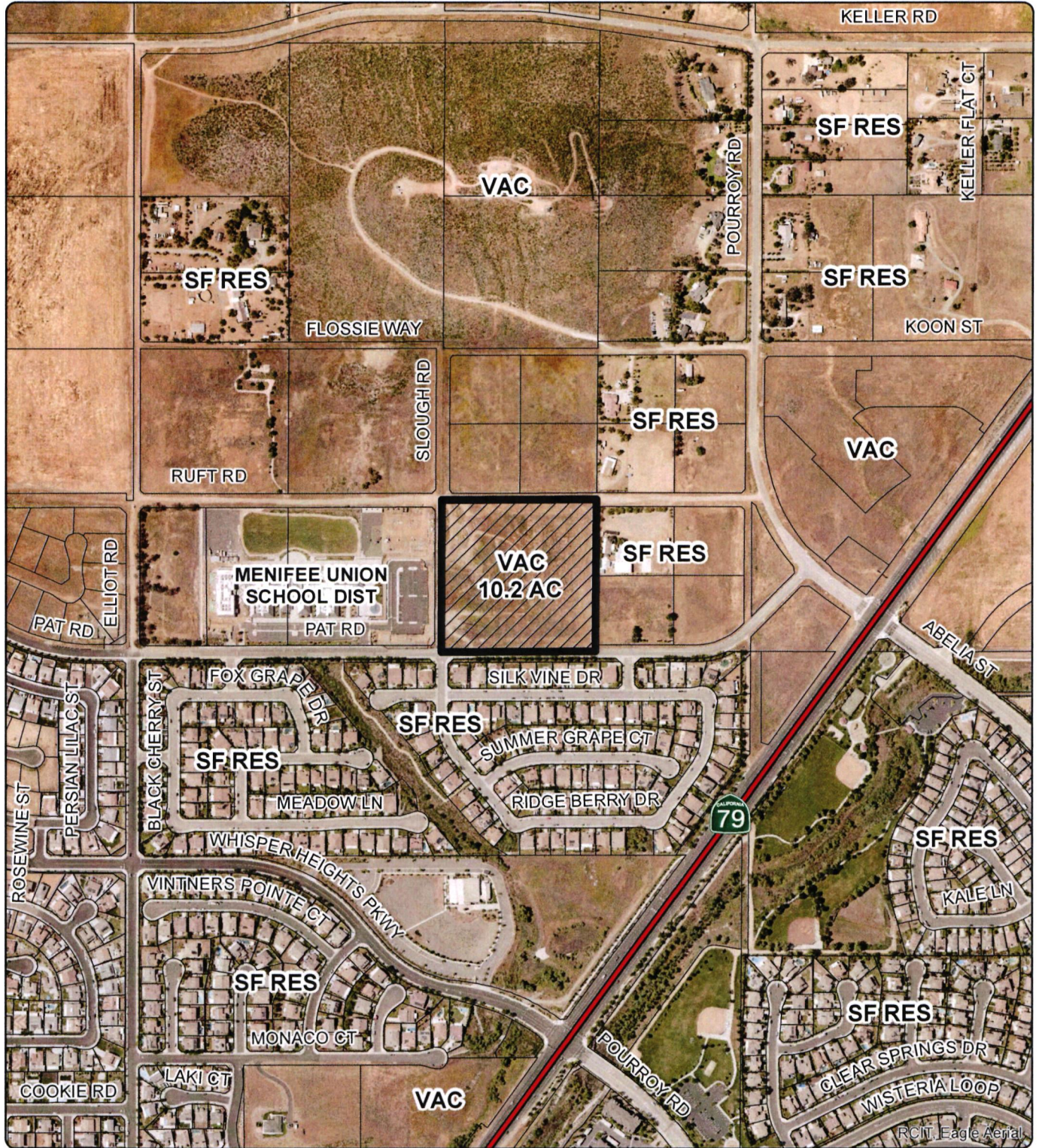
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38034

LAND USE

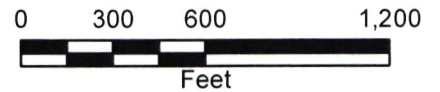
Supervisor: Washington
District 3

Date Drawn: 07/08/2022
Exhibit 1



Zoning Area: French Valley

Author: Vinnie Nguyen



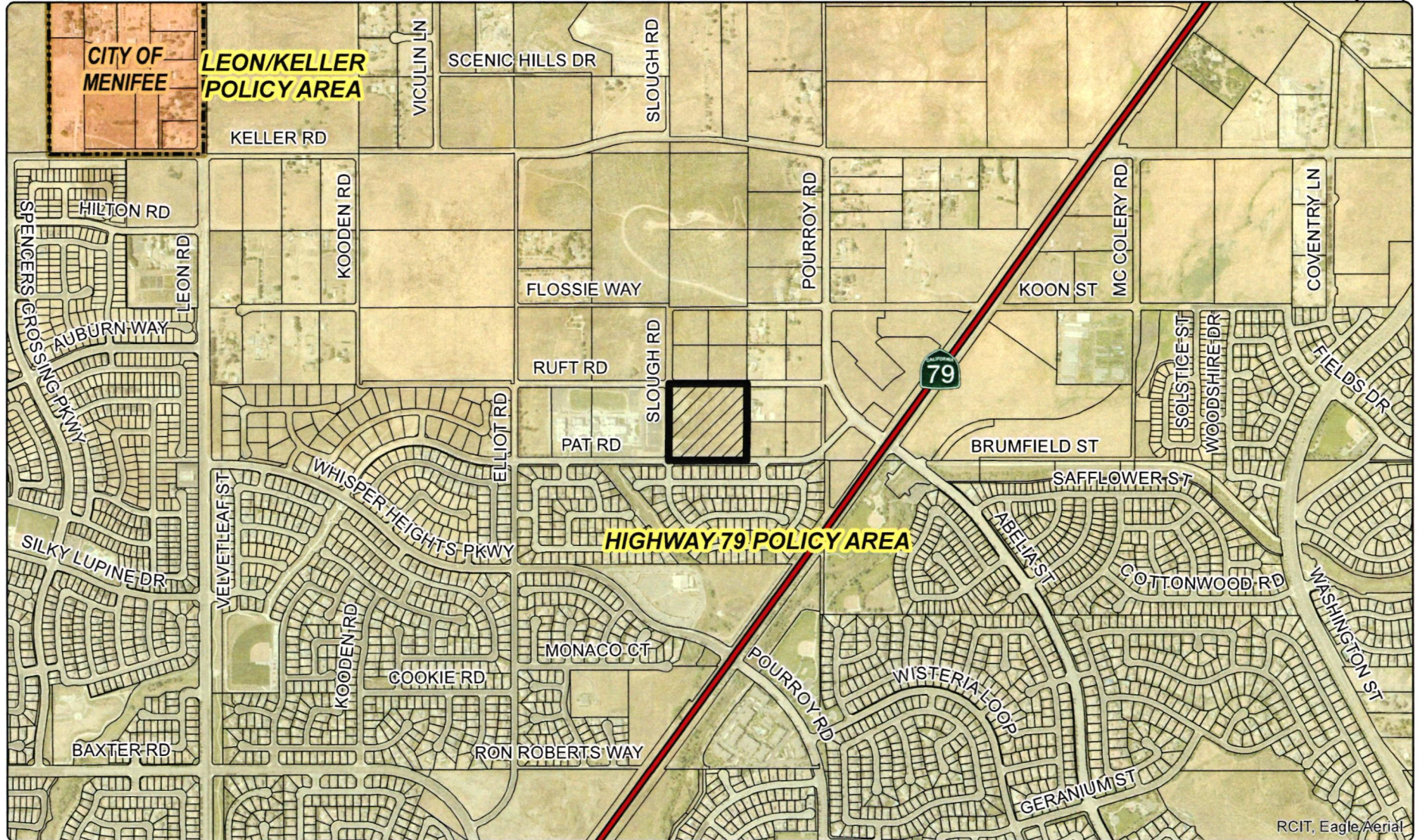
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
TTM38034

Supervisor: Washington
District 3

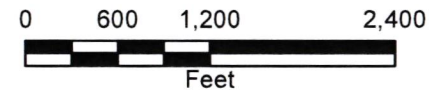
VICINITY/POLICY AREAS

Date Drawn: 07/08/2022
Vicinity Map



Zoning Area: French Valley

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 types 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.rctdms.ca>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38034

EXISTING ZONING

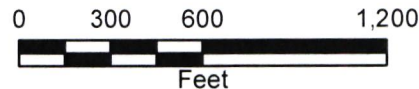
Supervisor: Washington
District 3

Date Drawn: 07/08/2022
Exhibit 2



Zoning Area: French Valley

Author: Vinnie Nguyen



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John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: September 7, 2022
TO: Riverside County Planning Commission
FROM: Evan Langan, AICP, Principal Planner
RE: Item No. 4.2 (TTM38034 and related requests) – Correspondence Received

Item 4.2 of the Planning Commission's September 7, 2022 Agenda is a request for a General Plan Amendment and Change of Zone to revise the Land Use designation and zoning in conjunction with a Tentative Tract Map and Plot Plan to subdivide one legal lot into 54 individual lots, and construction of 48 detached residential units, a public park, fencing, private roadways and other infrastructure. Following close of business on September 6, the City of Temecula forwarded (via email) correspondence stating that the County did not provide notification of the Planning Commission hearing in accordance with the "Cooperative Agreement between the City and the County to Mitigate Traffic Impacts in the 1-215 Policy Area" (2005) and a settlement agreement between Temecula, the County and NNP Spencer's Crossing, LLC (2003). The City requests that the item be continued to a future agenda and that staff provide the City information regarding the project and notice in accordance with the referenced documents. Owing to the late arrival of the correspondence, staff has not had an opportunity to analyze Temecula's claims, however, it should be noted that project materials were routed to the City with the project's initial intake, and further, at their request, a copy of the project's Plot Plan and Tentative Map were provided (via email) on August 29. No comments or questions have heretofore been received from the City. Moreover, it should be noted that, should the Commission tentatively approve the item, additional action will be required for final approval, namely action by the Board of Supervisors (at a noticed public hearing) on the item's Final Map, General Plan Amendment and Change of Zone.

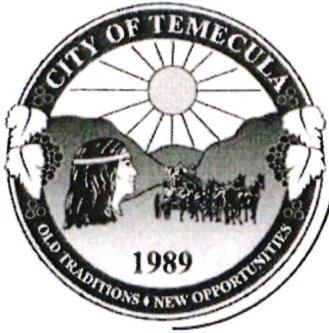
Attached for review and consideration, please find a copy of the correspondence received from the City of Temecula.

ATTACHMENTS:

1. Correspondence, City of Temecula, Harper, September 6, 2022

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

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



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590
Phone (951) 694-400 • TemeculaCA.gov

September 6, 2022

Ms. Kecia Harper
Riverside County Clerk of the Board
4080 Lemon Street, 12th Floor, Suite 127
Riverside, CA 92502-1629

Subject: General Plan Amendment No. 210001

Dear Ms. Harper,

On Monday, August 29, 2022, the City of Temecula ("City") became aware of a proposed General Plan Amendment (No. 210001), Zone Change (No. 2100002), Tentative Tract Map (No. 38034), and Plot Plan (No. 210002) which proposed the subdivision of a single lot into 48 residential lots and 6 common area lots.

The County did not provide the City with the required noticing as required in the April 12, 2005 Cooperative Agreement between the City and the County to Mitigate Traffic Impacts in the I-215 Policy Area (Cooperative Agreement). Section 2.3.6 of the Cooperative Agreement states that, "The County shall send to the City a public hearing notice for all County Land Use Applications that require a hearing before the County Planning Commission or the County Board of Supervisors." Again, the County did not send any notice to the City regarding the aforementioned proposed General Plan amendment.

Additionally, Exhibit B of the January 14, 2003 Settlement Agreement between the City, County and NNP-Spencer's Crossing, LLC, requires the County to "provide a reasonable method for monitoring development and determination of accomplishment of the milestones, and does not increase overall the density and intensity of development in French Valley allowed by the Approvals." The City requests a full accounting of all approvals subject to the provisions of the Settlement Agreement and a more detailed description of the "density swap" mechanism and policy/ordinance proposed in land use applications describe in this letter.

Further, the City requests that General Plan Amendment (No. 210001), Zone Change (No. 2100002), Tentative Tract Map (No. 38034), and Plot Plan (No. 210002) be continued off of the County Planning Commission agenda until County Staff can provide the City with the development information and notice required by the Cooperative Agreement and Settlement Agreement.

Sincerely,

Luke Watson
Deputy City Manager

cc: Chuck Washington, County Supervisor
Jeffrey Van Wagenen, Riverside County Administrator
Juan Perez, Chief Operating Officer
John Hildebrand, Planning Director County of Riverside
Evan Langan, Project Planner County of Riverside
Peter Thorson, City Attorney, City of Temecula
Aaron Adams, City Manager, City of Temecula



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



08/26/22, 2:55 pm

TTM38034

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38034. 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 - 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 PP26346 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 PPT210004 and TPM37990, including but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter be responsible to defend, indemnify or hold harmless the COUNTY.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

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.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as justification for a recommendation of approval of Tentative Tract Map No. 38034 and related GPA, CZ and PPT requests, and is intended to advise the applicant of various Federal, State and County regulations applicable to both the entitlement and ultimate development of the property. The requirements cited as "AND" shall be in addition to all other conditions of approval cited herein.

Advisory Notification. 3 AND - Project Description & Operational Limits

TTM No. 38034 and related GPA, CZ and PPT requests allow for a revision to the Land Use designation and zoning for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR), and R-R (Rural Residential) to R-4 (Planned Residential) respectively, in conjunction with the subdivision of one legal lot into 54 individual lots, and construction of 48 detached residential units, a public park, fencing, private roadways and other infrastructure.

Advisory Notification. 4 AND - Design Guidelines

Development implemented pursuant to approved TTM No. 38034 and PPT No. 210002 shall be in compliance with applicable Design Guidelines the adopted Countywide Design Guidelines and Standards, including, but not limited to, provision of several (residence) plan types (architecture and floorplans), varied setbacks from property-lines, story-counts and building facades (including materials and colors).

Advisory Notification. 5 AND - Development Phasing

If the project has been phased, within ___ [days][months] of project approval, all facilities meant to serve the first phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until a later or final phase.

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, ____, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

Advisory Notification. 6 AND - Exhibits

Subdivision and development of the subject property shall be in substantial conformance with information cited on the approved iterations of Tentative Tract Map No. 38034 and Plot Plan No. 210004. Revisions to these documents shall require review and approval by the County of Riverside in accordance with requirements and procedures enumerated within applicable County Ordinances.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Project Compliance with CEQA (MND) Mitigation Measures (cont.)

Advisory Notification. 7 AND - Project Compliance with CEQA (MND) Mitigation Measures

Development approved pursuant to TTM No. 38034 and PPT No. 210002 shall incorporate all mitigation measures as enumerated in Final Mitigated Negative Declaration (MND - CEQ No. CEQ21001 and SCH No. 2022080271) and included herein as conditions of approval.

Moreover, at the appropriate stage or phase of project construction (as stipulated in the specific mitigation measure itself), the land divider or his/her successor, shall submit a written report to the Planning Department demonstrating compliance with that mitigation measure. The Planning Director may require inspection or other monitoring to verify compliance.

Advisory Notification. 8 AND - Project Compliance with Federal, State & Local Regulations

Development approved pursuant to TTM No. 38034 and PPT No. 210002 shall be in compliance with:

1. Applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Project Compliance with Federal, State & Local Regulations (cont.)

- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- 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) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 TTM38034 - DEH LAND USE COMMENTS

PROJECT SUMMARY:

-
- Tentative Tract Map 38034 is proposing a Schedule "A" Subdivision
 - 10 Acres are being subdivided into 50 residential lots.
 - All lots are proposing to receive potable water service and sanitary sewer service from Eastern Municipal

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2

TTM38034 - DEH LAND USE COMMENTS (cont.)

Water District (EMWD).

-EMWD "Will Serve" Letter dated October 28, 2020 was received by this Department.

-Existing sewer line is located approximately 180 feet south of the subject property at the intersection of Slough Road and Silk Vine Drive.

-Sewer system improvements would need to be constructed by the property owner/developer in accordance to EMWD's standards, specifications, and master plan.

Fire

Fire. 1

Fire - Advisory

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.

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.

Flood

Flood. 1

FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 7/12/2021

Bluebeam Session ID: 418-908-318

Tentative Tract Map (TR) 38034 is a proposal for a Schedule "A" subdivision of 10.2 gross acres (8.8 net acre) into 48 single family residential lots with a minimum lot size of 5,000 square feet, and six (6) common area lots for open space, a community park, and a water quality basin. The project is located within a low-density rural residential zoning area in the Winchester/French Valley area, west of Highway 79/ Winchester Road. The project site is located south of Ruft Road, north of Pat Road, east of Slough Road, and approximately 800 feet west of Pourroy Road. The site was previously reviewed under PAR 200030 and TR 34150, and is being reviewed alongside Plot Plan (PP) 210002

The topography of the project site slopes south eastward and includes two natural watercourses. The site received storm runoff from the north and west from approximately 22 acres, which enters the site at different points along its northern and western border. This project is proposing to construct a water quality basin in the southeast corner of the parcel. There is an existing 36" RCP to the east side of this project, located near the intersection of Pat Road and Pepper Vine Way.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. All pads should be located outside of the low. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO210002 APPROVED (cont.)

GEO No. 210002 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.

Comments: RECOMMEND DWALSH 20210217

Transportation

Transportation. 1

RCTD - General

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- All corner cutbacks shall be applied per Standard 805 and Knuckles per Standard No. 801, Ordinance 461.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
- Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General (cont.)

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

Waste Resources

Waste Resources. 1

Waste - General

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

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

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

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: TTM38034

Parcel: 480030041

50. Prior To Map Recordation

E Health

050 - E Health. 1 EMWD Water and Sewer Service Not Satisfied

Provide documentation that establishes water and sanitary sewer service from EMWD (ex: Approved EMWD plans).

Please note that additional items may be required pending review of the above requested items.

050 - E Health. 2 Solid waste Service Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 Prior to recordation Not Satisfied

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

050 - Fire. 2 Prior to recordation Not Satisfied

3. Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 Prior to recordation Not Satisfied

6. ECS map must be stamped by the Riverside County Surveyor with the following note: "Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to building permit issuance: the applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them."

050 - Fire. 4 Prior to recordation Not Satisfied

5. Ecs map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 5 Prior to recordation Not Satisfied

2. Ecs map msut be stamped by the Riverside County Surveyor

Plan: TTM38034

Parcel: 480030041

50. Prior To Map Recordation

Planning

050 - Planning. 2 Map - Required Applications (cont.) Not Satisfied
shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 3 Open Space Lots Shall be Lettered Not Satisfied
The Final Map shall label all lots designated as open space as lettered lots (rather than numbered).

050 - Planning. 4 Requirement to Annex to Valley-Wide Parks/Rec District Not Satisfied
The land divider shall submit written proof to the Planning Department (Development Review Division) that the subject property has been annexed to Valley-Wide Recreation and Parks District.

050 - Planning. 5 Requirement to Pay Outstanding Deposit Fees/Balance Not Satisfied
Prior to recordation, the Planning Department shall determine if the deposit based fees for the Tentative Map are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 6 Requirement to Pay Quimby Act Fees Not Satisfied
If applicable, and prior to recordation of the project's Final Map, the land divider shall submit to the Planning Department an executed agreement with Valley-Wide Recreation and Parks District which demonstrates that fees have been paid for the dedication of land (either on or offsite) in compliance with requirements of Section 10.35 of County Ordinance No. 460.

050 - Planning. 7 Requirement to Prepare ECS Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 (E) and (F) of Ordinance No. 460, which shall be submitted as part of the plan check review of the Final Map.

Planning-CUL

050 - Planning-CUL. 1 ECS Sheet Not Satisfied
Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of same. A permanent space within this area will be predetermined and designated on a confidential map for reburial of any artifacts that will be impacted and/or discovered during grading.

Survey

050 - Survey. 1 RCTD-MAP - FINAL MAP REQUIREMENTS Not Satisfied
The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

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

Plan: TTM38034

Parcel: 480030041

50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD-MAP - FINAL MAP REQUIREMENTS (cont.) Not Satisfied

• The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 50 – TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

050 - Transportation. 2 RCTD - Annex All Maintenance Districts Not Satisfied

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

050 - Transportation. 3 RCTD - Annex Catch Basin Inserts Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - Annex Landscape Maintenance Not Satisfied

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

050 - Transportation. 5 RCTD - Annex Street Sweeping Maintenance Not Satisfied

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

050 - Transportation. 6 RCTD - Annex Streetlight Maintenance Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA,

Plan: TTM38034

Parcel: 480030041

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 RCTD - Annex Streetlight Maintenance (cont.) Not Satisfied
CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - Approved Maint Exhibit (ME) Not Satisfied

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

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

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

050 - Transportation. 8 RCTD - PART-WIDTH ST. IMPROVEMENTS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

- Pat Road along project boundary is a paved County maintained road designated as a LOCAL ROAD, and shall be improved with 32 foot (20 feet on the project side and 12 feet minimum on the other side of the centerline) part-width AC Pavement, 6-inch concrete curb and gutter, and concrete sidewalks (project side), and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot (30 feet project side and 30 feet on the other side of the centerline) full-width dedicated right-of-way in accordance with Standard No. 105, Section C, Ordinance 461.

Note:

1. A 5 foot concrete sidewalk located adjacent to the curb shall be improved within the 10 foot parkway.

2. Construct ADA ramp and a 5 foot sidewalk from the northwest corner of Pat Road and Slough Road westerly to join existing sidewalk as directed by the Director of Transportation. This may require

Plan: TTM38034

Parcel: 480030041

50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD - PART-WIDTH ST. IMPROVEMENTS (cont.) Not Satisfied
widening on Pat Road between the existing sidewalk and the intersection with Slough Road.

3. Construct a transition AC pavement along the east project boundary per 30 m/d design speed limit.

• Slough Road and Ruft Road along project boundary are designated as a LOCAL ROAD and shall be improved with a 32 foot (20 feet on the project side and 12 feet, minimum, on the other side of the centerline) part-width AC pavement, 6-inch curb and gutter, and concrete sidewalks within the 45 foot part-width, minimum, dedicated right-of-way in accordance with County Standard No. 105 Section C, Ordinance 461.

Note:

1. A 5 foot concrete sidewalk located adjacent to the curb shall be improved within the 10 foot parkway.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 9 RCTD - Submit Application-Maintenance Districts Not Satisfied

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

050 - Transportation. 10 RCTD - Utility Coordination Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

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

050 - Transportation. 11 RCTD- PRIVATE ROAD IMPROVEMENTS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

'A', 'B', and 'C' Streets within the project boundaries are designated RESERVED PRIVATE ROADS. These roads shall be improved with 40 foot AC pavement, 6-inch concrete curb and gutter, 5 foot

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD- PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied
concrete sidewalks (both sides) within a 56 foot reserved private road easement in accordance with County Standard No. 105, Section "C". (44 feet/56 feet) (Modified for reducing parkway from 10 feet to 8 feet.)

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk (on both sides) shall be constructed within the 8 foot parkways.

050 - Transportation. 12 RCTD-MAP - LIGHTING PLAN Not Satisfied

A separate streetlight plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 14 TRANSPORTATION BENEFIT 1 Not Satisfied

Prior to recordation of the tract map, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 33 units or a total of \$82,500. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE:

1. The fair-share contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

2. This condition outlines a separate contribution from the contribution identified in 60.TRANSPORTATION milestone.

3. In the event the County adopts a subsequent fee ordinance or funding program related to infrastructure improvements in the Southwest Area Plan described above, payment of the scheduled

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 TRANSPORTATION BENEFIT 1 (cont.) Not Satisfied
fees set forth in that ordinance/funding program shall be required and supersede the contribution indicated above.

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.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TR 38034 is located within the boundaries of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 CEQA - Mitigation Measure MM--NOI-1 Not Satisfied

Large loaded trucks and dozers (greater than or equal to 80,000 pounds) shall not be used within 40 feet of the eastern Property line, as shown on Table 23. Instead, smaller, rubber-tired equipment (less than 80,000 pounds) shall be used within this area during Project construction to reduce vibration effects. If all mobile equipment used during Project construction are less than 80,000 pounds, then the 40-foot buffer mitigation is not required. A pre-construction meeting with the Department of Building and Safety is required in order to demarcate the mitigation area. The Project's construction supervisor is responsible for implementing this mitigation measure.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 CEQA - Mitigation Measure MM--NOI-1 (cont.) Not Satisfied

Planning-CUL

060 - Planning-CUL. 1 CEQA - Mitigation Measure MM-TCR 2 Not Satisfied

In the event that human remains are encountered prior to or during grading activities, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

060 - Planning-CUL. 2 CEQA - Mitigation Measure MM-TCR 3 Not Satisfied

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

060 - Planning-CUL. 3 Cultural Resources Monitoring Program required Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce any impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Cultural Resources Monitoring Program required (cont.) Not Satisfied

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

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 4 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

Planning-EPD

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 (Mitigation Measure) MM-BIO-1: Preconstruction Survey for E Not Satisfied

A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the presence or absence of burrowing owl on the Project site just prior to grading. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the Migratory Bird Treaty Act, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the California Department of Fish and Wildlife (CDFW) guidelines to avoid impacts on an active burrow:

- No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance shall occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

To prevent unavoidable impacts, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

060 - Planning-EPD. 2 (Mitigation Measure) MM-BIO-2: Burrowing Owl Relocation Not Satisfied

If active burrowing owl burrows are detected outside the breeding season (September through January) during the survey outlined in MM-BIO-1, or within the breeding season but owls are not nesting or in the process of nesting, passive relocation may be conducted following consultation with the CDFW and the United States Fish and Wildlife Service (USFWS). Construction activity may not occur within 500 feet of the active burrow. If active nests are identified onsite, the nests shall be avoided, or the owls actively or passively relocated to an appropriate offsite location to the satisfaction of the USFWS or the CDFW. To avoid active nests adequately, no grading or heavy equipment activity shall take place within 250 feet of an active nest during the breeding season (February 1 through August 31) and 160 feet during the non-breeding season. This measure shall be implemented to the satisfaction of the City Planning Department.

If burrowing owls have colonized the Project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA) and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination and activities described above will be necessary.

If active burrowing owl burrows are detected outside the breeding season, passive and/or active relocation may be undertaken following consultation with and approval by the CDFW and/or USFWS. One-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and back filled to ensure that animals do not re-enter the holes/dens. This measure shall be implemented to the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 (Mitigation Measure) MM-BIO-2: Burrowing Owl Relocation (c Not Satisfied
satisfaction of the County Resource Conservation Authority (RCA).

060 - Planning-EPD. 3 (Mitigation Measure) MM-BIO-3: Nesting Bird Survey Not Satisfied

If grading is to occur during the avian nesting season (February 1 – August 31), a pre-construction nesting bird survey shall be conducted within a maximum of three (3) days prior to the start of onsite equipment mobilization and staging, clearing, grubbing, vegetation removal, or grading, whichever occurs first. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. The findings shall be submitted to the County of Riverside Planning Department for review and approval prior to issuance of any ground disturbing activity.

Surveys shall be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 250-foot radius surrounding the work area (in areas where access is feasible). For larger raptors, the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of possible nests and shall concentrate on areas of suitable habitat. If a lapse in project-related work of five (5) days or longer occurs, an additional nest survey shall be required before work can be reinitiated. If nests are encountered during any preconstruction survey, a qualified biologist shall determine if it may be feasible for construction to continue as planned without impacting the success of the nest, depending on conditions specific to each nest and the relative location and rate of construction activities.

If the qualified biologist determines construction activities have potential to adversely affect a nest, the biologist shall immediately inform the construction manager to halt construction activities within minimum exclusion buffer of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on species and location. Active nest(s) within the Project site shall be monitored by a qualified biologist during construction if work is occurring directly adjacent to the established no-work buffer. Construction activities within the no-work buffer may proceed after a qualified biologist determines the nest is no longer active due to natural causes (e.g., young have fledged, predation, or other non-human causes of nest failure).

060 - Planning-EPD. 4 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

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

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60. Prior To Grading Permit Issuance

Planning-GEO

- 060 - Planning-GEO. 2 CEQA - Mitigation Measure MM-PALEO 2 (cont.) Not Satisfied
by earthmovers (scrapers) before salvage begins.

Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld Global Positioning System units. If the site involves a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a qualified paleontological monitoring crew shall send a fossil recovery crew in to excavate around the find, encase the find within a plaster jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment is permitted to help remove the jacket to a safe location.

- 060 - Planning-GEO. 3 CEQA - Mitigation Measure MM-PALEO 3 Not Satisfied

If vertebrate fossils are discovered prior to or during grading activities, the following measures shall be undertaken:

Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five gallon buckets of sediment can be collected and returned to a separate facility to wet screen the sediment. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B 72).

- 060 - Planning-GEO. 4 CEQA - Mitigation Measure MM-PALEO 4 Not Satisfied

If discovered prior to or during grading activities, relocation of recovered specimens to a point of identification and permanent preservation shall occur, including screen washing sediments to recover small invertebrates and vertebrates, if necessary.

- 060 - Planning-GEO. 5 CEQA - Mitigation Measure MM-PALEO 5 Not Satisfied

A repository shall be created with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.

- 060 - Planning-GEO. 6 CEQA - Mitigation Measure MM-PALEO 6 Not Satisfied

A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s) shall be prepared and submitted to the Planning Department. The report will signify satisfactory completion of the project program to mitigate impacts to any paleontological resources.

Planning-PAL

- 060 - Planning-PAL. 1 PRIMP Not Satisfied

County Paleontological Report (PDP) No. 1671, submitted for this case (TTM38034), was prepared by

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied
approval to construct from the Building and Safety Department.

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 Soils 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.

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TR 38034 is located within the boundaries of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Compliance with County Climate Action Plan (CAP) - Renewal Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 2 Final Building Surface Materials / Coloring Not Satisfied

Surface coloring and materials on all building facades shall substantially conform to those shown on the project's Design Manual.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Limitations to Roof-Mounted Equipment Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, with the exception of solar equipment or any other energy saving devices, which is permissible with Planning Department approval.

080 - Planning. 4 Requirement / Threshold to Construct Park(s) Not Satisfied

Prior to the 32nd building permit final (approximately 2/3 of the approved residential units) in approved TTM No. 38034, and unless otherwise deemed appropriate to defer to a later building permit threshold based on specific request from Valley-Wide, the public park the tentative map shall be fully constructed, accepted by Valley-Wide, and open for operation. Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

080 - Planning. 5 Requirement / Threshold to Submit Park Plan Not Satisfied

Prior to the 16th building permit final (roughly 1/3 of the total units) within TTM No. 38034, and unless otherwise deemed appropriate to defer to a later building permit threshold based on specific request from Valley-Wide, detailed park plans shall be submitted to the Planning Department and the Valley-Wide Recreation and Parks District for the park site within the Tentative Map. The detailed park plans shall conform with the design criteria in the specific plan document for the park and with the requirements of the Valley-Wide Recreation and Parks District, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

080 - Planning. 6 Requirement to Pay Outstanding Deposit Fees/Balance Not Satisfied

Prior to recordation of the Final Map or issuance of any permits for construction, the Applicant shall pay any outstanding Deposit fees for the project.

080 - Planning. 7 Requirement to Pay School District Impact Fees - MUSD Not Satisfied

Prior to issuance of a building permit for construction, all impact fees shall be paid to the Menifee Union School District (MUSD).

080 - Planning. 8 Requirement to Pay School District Impact Fees - PUHSD Not Satisfied

Prior to issuance of a building permit for construction, all impact fees shall be paid to the Perris Union High School District (PUHSD).

080 - Planning. 9 Requirement to Submit a Fence / Wall Plan Not Satisfied

The land divider/permit holder shall submit a Fence / Wall Plan to the Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a Plot Plan application pursuant to County Ordinance No. 348, Section 18.30 (a)(1), and include all information and materials as stipulated in the County's Plot Plan Checklist. Submitted plans shall illustrate compliance with the following:

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Requirement to Submit a Fence / Wall Plan (cont.) Not Satisfied

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

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

- Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

- All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

- All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

- Corner lots shall be constructed with wrap-around decorative block wall returns.

- Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

- Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 10 Requirement to Underground Utilities Not Satisfied

Utility extensions for all lots within the approved subdivision shall be placed underground.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS.

Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition.

Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

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

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

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

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use

Plan: TTM38034

Parcel: 480030041

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the (stamped) approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 5 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape screening located from Pat Road to Ruet Road shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
- i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- j. Project shall use County standard details for which the application is available in County Standard Detail Format.
- k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- m. Plant species shall meet ALUC requirements, if applicable.
- n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures.
- o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- p. Project shall use (25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- r. Common areas and open space landscaping plans (construction document level package) shall be

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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.

E Health

090 - E Health. 1 "FIRST COMMITMENT" LETTER REQUIRED Not Satisfied

The applicant shall provide a copy of "First Commitment" letter for potable water and sanitary sewer service from EMWD.

Planning

090 - Planning. 1 Landscape Signage Required at Model Homes Not Satisfied

Prior to final inspection of the project's completed Model Home Complex (MHC), signage shall be placed within the front yard of each lot (clearly visible to the prospective home buyers) indicating that the dwelling features water efficient planting and irrigation.

090 - Planning. 2 Project Site to be Cleared Prior to Final Inspection Not Satisfied

Prior to contacting the Planning Department for a final inspection of the completed project, the developer/permit holder shall ensure the entirety of the project site has been cleared of construction materials, including but not limited to, trash, fencing and trailers.

090 - Planning. 3 Requirement for Final Inspection of Completed Project Not Satisfied

The developer/permit holder shall contact the Planning Department to conduct a final inspection of the completed project. Until this inspection is completed and all conditions of approval (including mitigation measures pursuant to the project's adopted Mitigated Negative Declaration) have been satisfied, no certificate of occupancy may be granted to the project.

090 - Planning. 4 Requirement to Apply Anti-Graffiti Coating to Block Walls Not Satisfied

An anti-graffiti coating shall be applied to all block walls within the subdivision.

090 - Planning. 5 Requirement to Construct Project Entry Features Not Satisfied

Prior to inspection of the first completed residential dwelling, project entry monuments (including structures and landscaping), gates and other security improvements shall be installed.

090 - Planning. 6 Requirement to Pay Quimby Act Fees Not Satisfied

The Permittee shall present certification to the Building and Safety Department that payment of parks

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Requirement to Pay Quimby Act Fees (cont.) Not Satisfied
and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Parks and Recreation District.

090 - Planning. 7 Requirement to Verify Solar and CAP Compliance Not Satisfied
Prior to Issuance of a Building Permit, the applicant shall submit a report demonstrating project compliance with both the approved Solar Power / Lighting Plan and CAP Measure R2-CE1.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Landscape Inspection and Drought Compliance Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 RCTD - 80% Completion Not Satisfied

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

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

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - 80% Completion (cont.) Not Satisfied

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f) Written confirmation of acceptance from sewer purveyor is required.

g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 3 RCTD - Fee Payment Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
- All Fees for Zone D of the Southwest Road and Bridge Benefit District.

090 - Transportation. 4 RCTD - Landscaping Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within roads associate with the project, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within roads associate with the project.

090 - Transportation. 5 RCTD - Utility Install Not Satisfied

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

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

090 - Transportation. 6 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-MAP-WQ - WQMP COMPLETION (cont.) Not Satisfied
established, and for businesses registering BMPs with the Transportation Department's Business
Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



08/26/22, 2:58 pm

PPT210002

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT210002. 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 - Preamble

This Advisory Notification Document (AND) is included as part of the justification for a recommendation of approval of PPT No. 210002 and related TTM No. 38034 and is intended to advise the applicant of various Federal, State and County regulations applicable to the referenced entitlements and the subsequent development of the property in accordance with approved plans and materials. This AND shall be in addition to the conditions of approval listed herein.

Advisory Notification. 2 AND - Project Description & Operational Limits

Approval of PPT No. 210002 allows for construction of 48 detached residential units, a public park, fencing, private roadways and other infrastructure.

Advisory Notification. 3 AND - Design Guidelines

Development implemented pursuant to approved TTM No. 38034 and PPT No. 210002 shall be in compliance with applicable Design Guidelines the adopted Countywide Design Guidelines and Standards, including, but not limited to, provision of several (residence) plan types (architecture and floorplans), varied setbacks from property-lines, story-counts and building facades (including materials and colors).

Advisory Notification. 4 AND - Development to Conform to Approved Exhibits

Development approved pursuant to PPT No. 210002 shall be in substantial conformance with information cited on exhibits approved by the Planning Commission at hearing and file with the Planning Department. Revisions to these documents shall require review and approval by the County of Riverside in accordance with requirements and procedures enumerated within applicable adopted Ordinances.

Advisory Notification. 5 AND - Project Compliance with CEQA (MND) Mitigation Measures

Development approved pursuant to PPT No. 210002 shall incorporate all mitigation measures as enumerated in Final Mitigated Negative Declaration (MND - CEQ No. CEQ21001 and SCH No. 2022080271) and included herein as conditions of approval.

Moreover, at the appropriate stage or phase of project construction (as stipulated in the specific mitigation measure itself), the land divider or his/her successor, shall submit a written report to the Planning Department demonstrating compliance with that mitigation measure. The Planning Director may require

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Project Compliance with CEQA (MND) Mitigation Measures (cont.)
inspection or other monitoring to verify compliance.

Advisory Notification. 6 AND - Project Compliance with Federal, State & Local Regulations

Development approved pursuant to TTM No. 38034 and PPT No. 210002 shall be in compliance with:

1. Applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - 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) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Project Compliance with Federal, State & Local Regulations (cont.)

- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 DEH LAND USE COMMENTS

PROJECT SUMMARY:

-
- Tentative Tract Map 38034 is proposing a Schedule "A" Subdivision
 - 10 Acres are being subdivided into 50 residential lots.
 - All lots are proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD).
 - EMWD "Will Serve" Letter dated October 28, 2020 was received by this Department.
 - Existing sewer line is located approximately 180 feet south of the subject property at the intersection of Slough Road and Silk Vine Drive.
 - Sewer system improvements would need to be constructed by the property owner/developer in accordance to EMWD's standards, specifications, and master plan.

Fire

Fire. 1 Fire - Advisory

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

15 - PLANNING - Landscape Requirement (cont.)

- 1) Ensure all landscape and irrigation plans are in conformance with the approved exhibits;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

Planning. 3

Causes for Revocation of Project Approval

In the event the structures and/or uses hereby permitted under this permit are found by the Planning Department to be in conflict with any of the following criteria, said permit may be revoked, any construction currently underway required to cease, and potential actions up to and including revision of the existing permit or application for a new permit may be required.

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

Planning. 4

Gen - Required Approval of GPA and CZ Prior to Development of Property

No permits may be issued for development of the project site until General Plan Amendment (GPA) No. 210001 and Change of Zone (CZ) No. 2100002 have been approved and adopted by the Board of Supervisors

Planning. 5

Gen - Requirement to Pay Outstanding Fees

Prior to issuance of any permits for grading or construction, the Applicant shall pay any outstanding Deposit fees for the project.

Planning. 6

No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 7

Permit Expiration and Potential for Extension

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA 8083 accepted (cont.)

masked by the previous land disturbance across the property. However, given that two archaeological surveys have been conducted on this parcel (1978 and 2020) and neither survey has identified any cultural resources on the property, the project appears to be lacking any evidence of historic or prehistoric occupation. Furthermore, the properties immediately surrounding the subject parcel do not represent locations of recorded historic or prehistoric occupation, which also confirms the minimal potential for buried or masked cultural resources on this property. Therefore, mitigation measures will not be recommended for the development of the Pat Road Project, as no potential impacts to cultural resources were identified.

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

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-GEO

Planning-GEO. 1 GEO210002 APPROVED

County Geologic Report GEO No. 210002, submitted for the project TTM38034, was prepared by GeoSoils, Inc., and is titled; "Preliminary Geotechnical Investigation and Infiltration Testing, Proposed ±10.3-acre Residential Subdivision, (APN 480-030-041), NEC of Pat Road and Slough Road, French Valley Area, Riverside County, California," dated November 17, 2020.

GEO210002 concluded:

1. Our review of Jennings and Bryant (2010) indicates that there are no known active faults crossing this site, and the site is not within an Alquist-Priolo Earthquake Fault Zone (California Geological Survey [CGS], 2018).
2. Our general liquefaction screening evaluation (pursuant to Special Publication 117 [SP117]) indicates that the potential for liquefaction and associated adverse effects within the site is considered low, based

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO210002 APPROVED (cont.)

on the relative depth to historic groundwater, and dense bedrock units which underlie the site at shallow depth.

3. Our review did not reveal any information that active faulting or excessive groundwater withdrawal, or ground fissures, or hydroconsolidation in the specific site location, is occurring at this time. Therefore, the potential for areal subsidence or ground fissures is considered low, but not zero.
4. For this relatively low relief site, geomorphic expressions indicative of past mass wasting events (i.e., scarps and hummocky terrain) were not observed on the property during our field studies nor in our review of regional geologic mapping. Further, no adverse geologic structures were encountered during our subsurface exploration. Regional geologic maps do not indicate the presence of landslides on the property.
5. Expansion index (E.I.) testing performed on a representative samples of the onsite soils indicates very low expansive soil conditions (E.I. <21) across the majority of the site, with local occurrences of expansive clays within the southwest portion of the site.

GEO210002 recommended:

1. Any existing surficial/subsurface structures (i.e., wells, storm drain lines, septic systems, etc.), major vegetation, bushes, and any miscellaneous debris should be removed from the areas of proposed grading.
2. Removal of all undocumented fill materials, colluvium, paleosols, and very old alluvium will be necessary prior to fill placement, in areas proposed for settlement-sensitive improvements.
3. For preliminary planning purposes, removal depths are estimated to be ± 4 to $\pm 8\frac{1}{2}$ feet, or greater, across a majority of the planned building site(s) with some variation. However, a minimum of 2 feet of compacted fill should underlie proposed building footings.
4. Actual depths of removals will be evaluated in the field during grading by the geotechnical consultant.
5. In addition to removals within the building envelopes, and for the mitigation of adverse soil moisture, and rock hardness/rippability, overexcavation/undercutting of the underlying bedrock soil should be performed in order to provide for at least 4 feet of compacted fill below finish grade, or 2 feet below the bottom of deepest footing; whichever is greater.
6. Undercutting should be completed for a minimum lateral distance of at least 5 feet beyond the building footprint. Where the maximum fill beneath any structure is greater than 12 feet, the depth of the undercut shall be such that a maximum to minimum fill ratio of 3:1 is maintained.
7. No cut lots should be present at the conclusion of grading.
8. Provided that the earthwork and foundation recommendations in this reported are adhered, foundations bearing on engineered fill should be minimally designed to accommodate a differential settlement of 1 inch over a 40-foot horizontal span (angular distortion = 1/480).

GEO No. 210002 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210002 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.

Comments: RECOMMEND DWALSH 20210217

Transportation

Transportation. 1

RCTD - General

- The Project shall submit a preliminary soils and pavement investigation report addressing the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

construction requirements within the road right-of-way.

- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- All corner cutbacks shall be applied per Standard 805 and Knuckles per Standard No. 801, Ordinance 461.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
- Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Waste Resources

Waste Resources. 1 Gen - Custom

1. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Grading Conditions for TTM38034 Shall Apply Not Satisfied

All conditions of approval for Tentative Tract Map (TTM) No. 38034 shall be applicable and enforced for approval of PPT No. 210002.

060 - Planning. 2 Requirement to Obtain Easement and/or Permission from Hol Not Satisfied

Prior to the issuance of a grading permit, the Owner/Applicant shall record all proposed or required easements and/or obtain all permissions from any existing easement holders, whether public or private.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program required Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce any impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

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

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program required (cont.) Not Satisfied
and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 MM-TCR 2: If Human Remains are Found Not Satisfied

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision has been made regarding treatment and disposition.

060 - Planning-CUL. 3 MM-TCR 3: Unanticipated Resources Not Satisfied

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

060 - Planning-CUL. 4 MM-TCR-1: Requirement for Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 4 MM-TCR-1: Requirement for Native American Monitor (cont.) Not Satisfied

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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

Planning-EPD

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

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

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

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

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

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 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:
 - a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 - b. PRIMP must be accompanied by the final grading plan for the subject project.
 - c. Description of the proposed site and planned grading operations.
 - d. Description of the level of monitoring required for all earth-moving activities in the project area.
 - e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 - f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 - g. 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.
 - h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 - i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 - j. Procedures and protocol for collecting and processing of samples and specimens.
 - k. Fossil identification and curation procedures to be employed.
 - l. 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.

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80. Prior To Building Permit Issuance

BS-Grade

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

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 Prior to BP issuance - Access Not Satisfied

- 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)

- If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

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)

- Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

- 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)

- 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 Prior to BP issuance - water Not Satisfied

- Minimum fire flow for the construction of all residential 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 information given. Per this submittal the minimum fire flow will be 500 gpm at 20 psi for a 1/2 hour, for homes equipped with automatic fire sprinklers. Subsequent design changes may increase or decrease the required fire flow.

Non residential buildings shall have a minimum fire flow of 1500 gpm at 20psi for 2 hours.

- 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.

- 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)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied
plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

Survey

080 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied
Landscape Common Area CCRs

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

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

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the (stamped) approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape screening located from Pat Road to Ruet Road shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

E Health

090 - E Health. 1 "FIRST COMMITMENT" LETTER REQUIRED Not Satisfied

The applicant shall provide a copy of "First Commitment" letter for potable water and sanitary sewer service from EMWD.

Planning

090 - Planning. 1 Conditions of Approval for TTM No. 38034 Shall Apply Not Satisfied

Conditions of approval applied to Tentative Tract Map (TTM) No. 38034 shall be applied to any building permits issued for PPT No. 210002.

090 - Planning. 2 Project Site to be Cleared Prior to Final Inspection Not Satisfied

Prior to contacting the Planning Department for a final inspection of the completed project, the developer/permit holder shall ensure the entirety of the project site has been cleared of construction materials, including but not limited to, trash, fencing and trailers.

090 - Planning. 3 Requirement for Final Inspection of Completed Project Not Satisfied

The Applicant shall contact the Planning Department to conduct a final inspection of the completed project. Until this inspection is completed, all remaining fees paid, and any corrections or project revisions remedied to the satisfaction of the Planning Department, no Planning sign-off or certificate of occupancy shall be granted.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - Part-Width Street Improvements (cont.) Not Satisfied
and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved plot plan unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the plot plan will be returned for redesign.

090 - Transportation. 5 RCTD - Private Road Improvements Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

- 'A', 'B', and 'C' Streets within the project boundaries are designated RESERVED PRIVATE ROADS. These roads shall be improved with 40 foot AC pavement, 6-inch concrete curb and gutter, 5 foot concrete sidewalks (both sides) within a 56 foot reserved private road easement in accordance with County Standard No. 105, Section "C". (44 feet/56 feet) (Modified for reducing parkway from 10 feet to 8 feet).

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk (on both sides) shall be constructed within the 8 foot parkways.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved plot plan unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the plot plan will be returned for redesign.

090 - Transportation. 6 RCTD - Utility Install Not Satisfied

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

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

Waste Resources

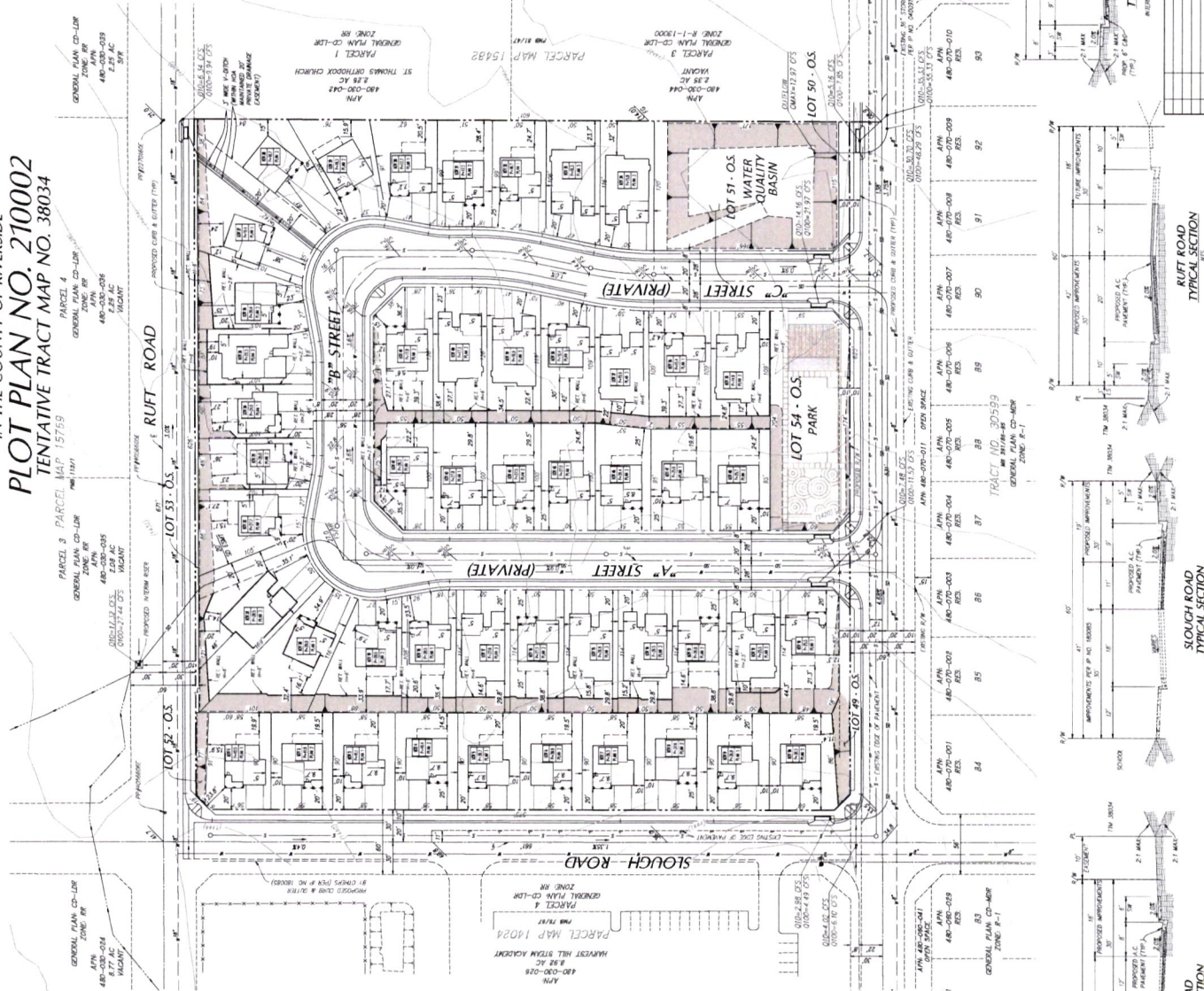
090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

IN THE COUNTY OF RIVERSIDE
PLOT PLAN NO. 210002
 TENTATIVE TRACT MAP NO. 38034

LOT SUMMARY			
LOT NO.	PLAN TYPE	NET LOT AREA(S)	COVERAGE
1	1	1.505	5.344
2	2	1.787	5.134
3	2	1.787	5.134
4	2	1.787	5.134
5	2	1.787	5.134
6	2	1.787	5.134
7	1	1.505	5.344
8	1	1.505	5.344
9	2	1.787	5.134
10	2	1.787	5.134
11	2	1.787	5.134
12	2	1.787	5.134
13	2	1.787	5.134
14	2	1.787	5.134
15	2	1.787	5.134
16	2	1.787	5.134
17	2	1.787	5.134
18	2	1.787	5.134
19	2	1.787	5.134
20	1	1.505	5.344
21	1	1.505	5.344
22	2	1.787	5.134
23	2	1.787	5.134
24	2	1.787	5.134
25	2	1.787	5.134
26	2	1.787	5.134
27	2	1.787	5.134
28	2	1.787	5.134
29	2	1.787	5.134
30	1	1.505	5.344
31	1	1.505	5.344
32	2	1.787	5.134
33	2	1.787	5.134
34	2	1.787	5.134
35	2	1.787	5.134
36	2	1.787	5.134
37	2	1.787	5.134
38	2	1.787	5.134
39	2	1.787	5.134
40	2	1.787	5.134
41	2	1.787	5.134
42	2	1.787	5.134
43	1	1.505	5.344
44	2	1.787	5.134
45	1	1.505	5.344
46	2	1.787	5.134
47	2	1.787	5.134
48	2	1.787	5.134

LOT PLAN NOTE
 1. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.
 2. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.
 3. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES.



OWNER/APPLICANT
 THOMAS BROTHERS MAP
 1000 W. MAIN ST., SUITE 200
 ANAHEIM, CA 92801
 TEL: (714) 771-1000
 FAX: (714) 771-1000

ENGINEER
 K&A ENGINEERING
 357 N. STEVENSON STREET
 CORONA, CALIFORNIA 92709
 TEL: (951) 278-1000
 FAX: (951) 278-1000

SOILS ENGINEER
 JERRY W. HARRIS
 2000 W. MAIN ST., SUITE 200
 ANAHEIM, CA 92801
 TEL: (714) 771-1000
 FAX: (714) 771-1000

WELLS
 THERE ARE NO EXISTING WELLS ON THE SITE.

AERIAL PHOTOGRAPH
 AERIAL PHOTOGRAPH OF THE PROJECT AREA IS ATTACHED TO THIS PLAN. THE PHOTOGRAPH IS TO BE USED TO CORRELATE THE PROJECT WITH THE GROUND AND TO VERIFY THE ACCURACY OF THE SURVEY AND THE DIMENSIONS OF THE PROJECT.

WELLS
 THERE ARE NO EXISTING WELLS ON THE SITE.

ASBESTOS NOTES
 THE EXISTING GROUND AND UTILITY SERVICES ARE TO BE INVESTIGATED AND REPORTED TO THE COUNTY OF RIVERSIDE. THE REPORT IS TO BE SUBMITTED TO THE COUNTY OF RIVERSIDE WITHIN 90 DAYS OF THE DATE OF THIS PLAN.

ESTIMATED EARTHWORK
 SEE ATTACHED EARTHWORK SHEET.

MOBILE HOME AND RV PARKING
 THERE ARE NO MOBILE HOME AND RV PARKING AREAS ON THE SITE.

FLOOD PLAN DESIGNATION
 THE PROJECT IS NOT SUBJECT TO OVERFLOW OF A FLOOD ZONE.

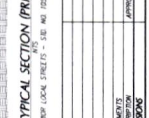
GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

PROPOSED STORM DRAINS
 THE PROPOSED STORM DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF RIVERSIDE SPECIFICATIONS.

PROPOSED SURFACE SEPTIC DISPOSAL
 THE PROPOSED SURFACE SEPTIC DISPOSAL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF RIVERSIDE SPECIFICATIONS.

COUNTY OF RIVERSIDE
 PLOT PLAN NO. 210002
 TENTATIVE TRACT MAP NO. 38034

ENGINEERING
 LAND PLANNING
 SURVEYING
 K&A ENGINEERING
 357 N. STEVENSON STREET
 CORONA, CALIFORNIA 92709
 TEL: (951) 278-1000
 FAX: (951) 278-1000

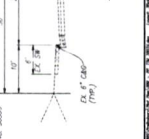
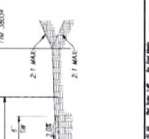
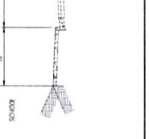
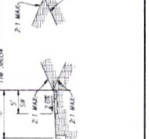
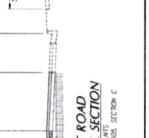


TYPICAL SECTION (PRIVATE)
 PEPPER VINE WAY
 SEE NO. 102, SECTION 4

TYPICAL SECTION
 RUFF ROAD
 SEE NO. 102, SECTION C

TYPICAL SECTION
 SLOUGH ROAD
 SEE NO. 102, SECTION C

TYPICAL SECTION
 PAT ROAD
 SEE NO. 102, SECTION C



TENTATIVE TRACT MAP NO. 38034

IN THE COUNTY OF RIVERSIDE

PARCEL 3 (PARCEL MAP 15789)
GENERAL PLAN CD-LDR
ZONE R-1
APN 480-030-034
8.77 AC
VICINITY MAP

PARCEL 4
GENERAL PLAN CD-LDR
ZONE R-1
APN 480-030-035
8.22 AC
VICINITY MAP

PARCEL 5 (PARCEL MAP 14024)
GENERAL PLAN CD-LDR
ZONE R-1
APN 480-030-029
8.77 AC
VICINITY MAP



GEOLOGIC HAZARD NOTE
PROJECT SITE IS NOT SUBJECT TO GEOLGIC HAZARDS AS SHOWN ON GEOLOGIC MAPS AND AS SHOWN ON THE GEOLOGIC HAZARD ZONING MAP. THE PROJECT SITE IS NOT SUBJECT TO GEOLGIC HAZARDS AS SHOWN ON GEOLOGIC MAPS AND AS SHOWN ON THE GEOLOGIC HAZARD ZONING MAP.

WELLS
THE PROJECT SITE IS NOT SUBJECT TO GEOLGIC HAZARDS AS SHOWN ON GEOLOGIC MAPS AND AS SHOWN ON THE GEOLOGIC HAZARD ZONING MAP.

EASEMENT NOTES
THE PROJECT SITE IS NOT SUBJECT TO GEOLGIC HAZARDS AS SHOWN ON GEOLOGIC MAPS AND AS SHOWN ON THE GEOLOGIC HAZARD ZONING MAP.

OPEN SPACE LOTS

LOT NO.	AREA (SQ FT)	AREA (AC)
1	1,111	0.025
2	1,111	0.025
3	1,111	0.025
4	1,111	0.025
5	1,111	0.025
6	1,111	0.025
7	1,111	0.025
8	1,111	0.025
9	1,111	0.025
10	1,111	0.025
11	1,111	0.025
12	1,111	0.025
13	1,111	0.025
14	1,111	0.025
15	1,111	0.025
16	1,111	0.025
17	1,111	0.025
18	1,111	0.025
19	1,111	0.025
20	1,111	0.025
21	1,111	0.025
22	1,111	0.025
23	1,111	0.025
24	1,111	0.025
25	1,111	0.025
26	1,111	0.025
27	1,111	0.025
28	1,111	0.025
29	1,111	0.025
30	1,111	0.025
31	1,111	0.025
32	1,111	0.025
33	1,111	0.025
34	1,111	0.025
35	1,111	0.025
36	1,111	0.025
37	1,111	0.025
38	1,111	0.025
39	1,111	0.025
40	1,111	0.025
41	1,111	0.025
42	1,111	0.025
43	1,111	0.025
44	1,111	0.025
45	1,111	0.025
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49	1,111	0.025
50	1,111	0.025
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53	1,111	0.025
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57	1,111	0.025
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83	1,111	0.025
84	1,111	0.025
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86	1,111	0.025
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90	1,111	0.025
91	1,111	0.025
92	1,111	0.025
93	1,111	0.025
94	1,111	0.025
95	1,111	0.025
96	1,111	0.025
97	1,111	0.025
98	1,111	0.025
99	1,111	0.025
100	1,111	0.025

OWNERS/APPLICANT
SUNSHINE REALTY CAPITAL GROUP
CORPORATION
10000 WILSON AVENUE
SUITE 200
COSTA MESA, CA 92626
PH: 949-266-2000
FAX: 949-266-2001
CELL: 949-526-7291

ENGINEER
THOMAS BROTHERS MAP
CORPORATION
10000 WILSON AVENUE
SUITE 200
COSTA MESA, CA 92626
PH: 949-266-2000
FAX: 949-266-2001
CELL: 949-526-7291

ASSESSOR'S PARCEL NUMBER
480-030-029
480-030-034
480-030-035

PROPOSED STORM DRAINS
PROPOSED STORM DRAIN SYSTEMS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE RIVERSIDE COUNTY SUBSURFACE SEPTIC DISPOSAL REGULATIONS.

LEGEND
PROPOSED PARCEL
PROPOSED LOT
PROPOSED LOT ELEVATION
PROPOSED LOT AREA
PROPOSED LOT PERCENTAGE
PROPOSED LOT PERCENTAGE

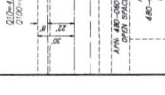
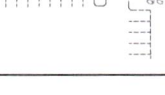
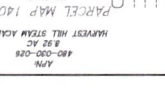
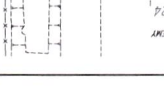
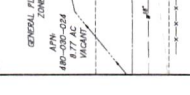
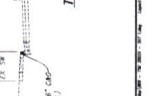
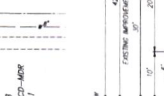
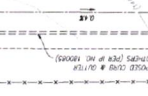
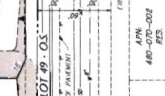
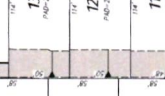
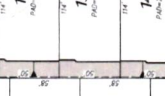
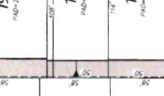
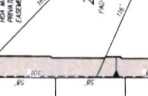
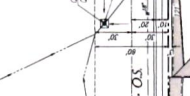
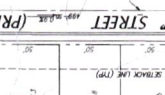
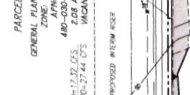
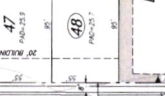
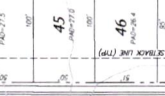
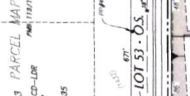
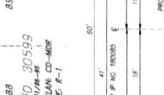
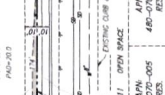
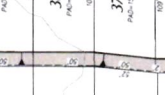
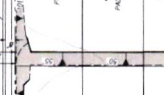
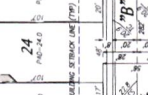
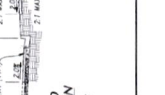
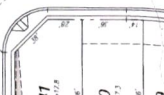
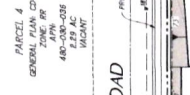
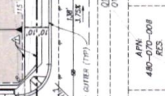
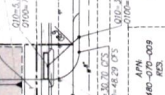
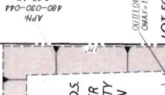
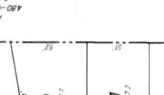
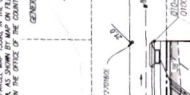
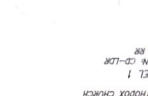
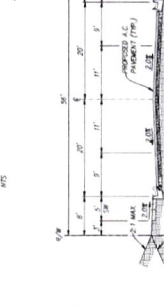
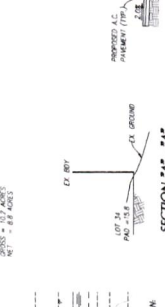
UTILITIES AND SERVICES
WATER
SEWER
GAS
ELECTRICITY
TELEPHONE
CABLE TV
POSTAL SERVICE
FIRE DEPARTMENT
POLICE DEPARTMENT
SCHOOL DISTRICT
PUBLIC WORKS DEPARTMENT

PROPOSED USE
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
AGRICULTURAL
RECREATIONAL
PARK
SCHOOL
CHURCH
OFFICE
GAS STATION
FUEL TANK

EXISTING AND PROPOSED ZONING
GENERAL PLAN CD-LDR
ZONE R-1
GENERAL PLAN CD-LDR
ZONE R-1
GENERAL PLAN CD-LDR
ZONE R-1

PROPOSED IMPROVEMENT SCHEDULE
PROPOSED IMPROVEMENT SCHEDULE
PROPOSED IMPROVEMENT SCHEDULE
PROPOSED IMPROVEMENT SCHEDULE

BENCHMARK
BENCHMARK
BENCHMARK
BENCHMARK



COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 38034

SCHEDULE 'M'

DATE: 12/15/2010
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

APPROVED: _____
DATE: _____

ENGINEERING
LAND PLANNING
SURVEYING

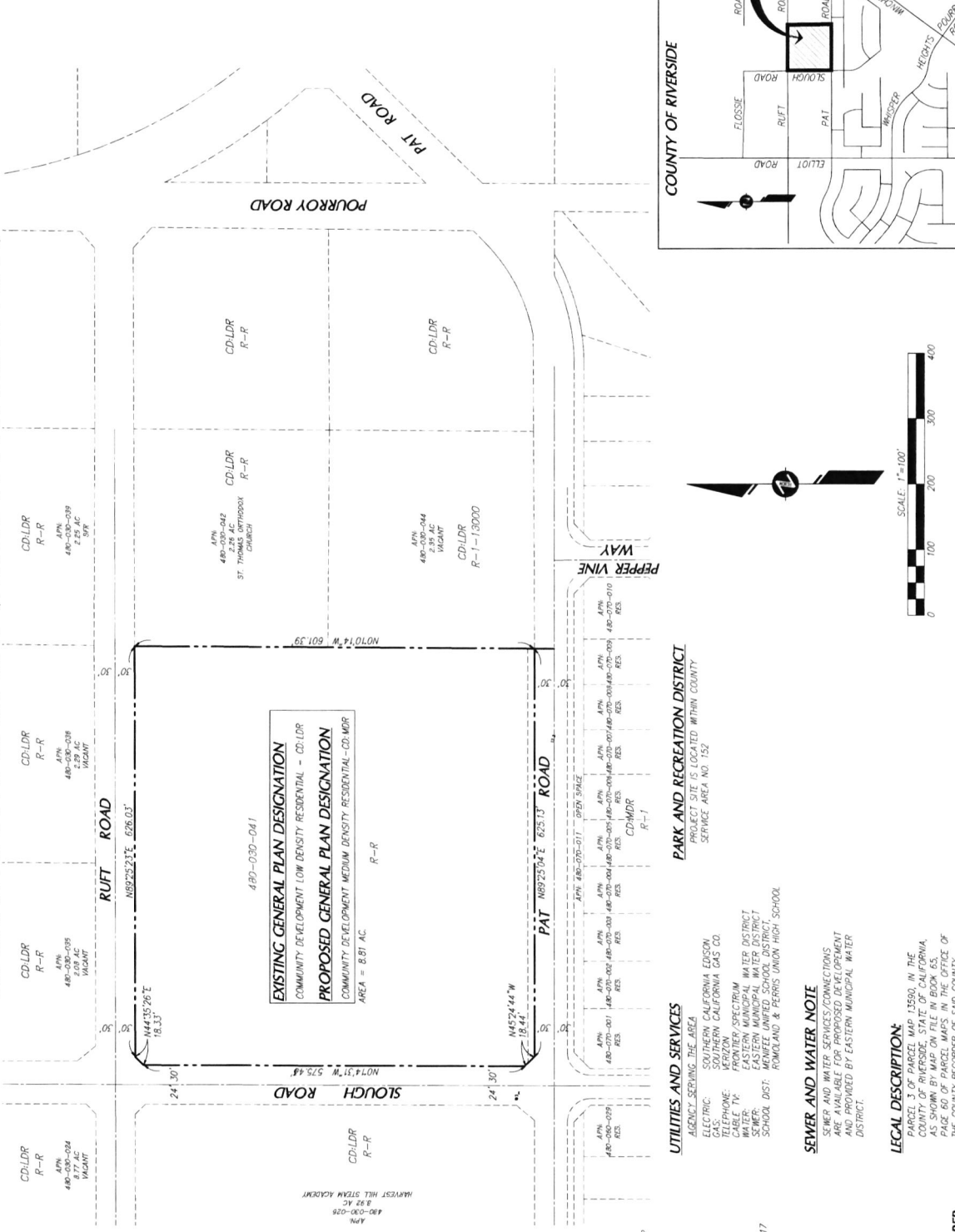
KSA
Engineering, Inc.

357 N. STEVENSON STREET
CORONA, CALIFORNIA 92626
TEL: (951) 779-4200
FAX: (951) 779-4201

SHEET NO. 100
OF 110 SHEETS

GENERAL PLAN AMENDMENT EXHIBIT NO. 210001

GENERAL PLAN AMENDMENT (WITHOUT A SPECIFIC PLAN)



EXISTING GENERAL PLAN DESIGNATION
COMMUNITY DEVELOPMENT LOW DENSITY RESIDENTIAL - CD-LDR

PROPOSED GENERAL PLAN DESIGNATION
COMMUNITY DEVELOPMENT MEDIUM DENSITY RESIDENTIAL - CD-MDR
AREA = 8.81 AC.

UTILITIES AND SERVICES
AGENCY SERVICING THE AREA: SOUTHERN CALIFORNIA EDISON, SOUTHERN CALIFORNIA GAS CO., FRONTIER SPECTRUM, KERRIZON, GABLE TV, EASTERN MUNICIPAL WATER DISTRICT, SWEETWATER, EASTERN MUNICIPAL WATER DISTRICT, SCHOOL DIST: MENIFEE UNIFIED SCHOOL DISTRICT, ROMOLANO & PERRIS UNION HIGH SCHOOL.

SEWER AND WATER NOTE
SEWER AND WATER SERVICES FOR THIS PROJECT ARE AVAILABLE FOR PROPOSED DEVELOPMENT AND PROVIDED BY EASTERN MUNICIPAL WATER DISTRICT.

LEGAL DESCRIPTION:
PARCEL 3 OF PARCEL MAP 13550, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THE 60TH PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE PREPARED
APRIL, 2021

OWNER / APPLICANT
SIGNATURE REALTY CAPITAL GROUP
1901 NEWPORT BLVD., SUITE 150
COSTA MESA, CALIFORNIA 92627
GUY M. COHEN
PH: 949-999-2000
CELL: 949-638-7261

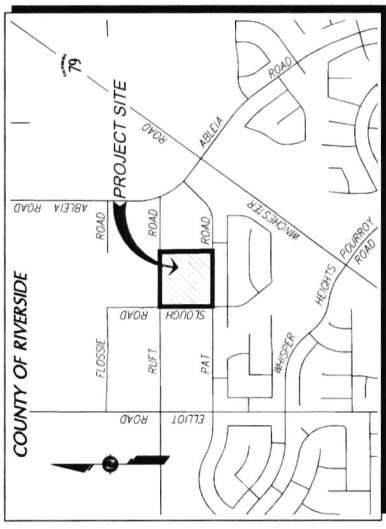
ENGINEER
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: FRED RIANTO

PROPERTY LOCATION
NORTH OF PAT ROAD
EAST OF SLOUGH ROAD

PROPERTY ACREAGE
TOTAL GROSS ACRES: 10.15 AC
TOTAL NET ACRES: 8.81 AC

ASSESSOR'S PARCEL NUMBER
480-030-041

THOMAS BROTHERS MAP
THOMAS GUIDE RIVERSIDE COUNTY (2010) PAGE 899 D4



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE RIVERSIDE COUNTY (2010) PAGE 899 D4

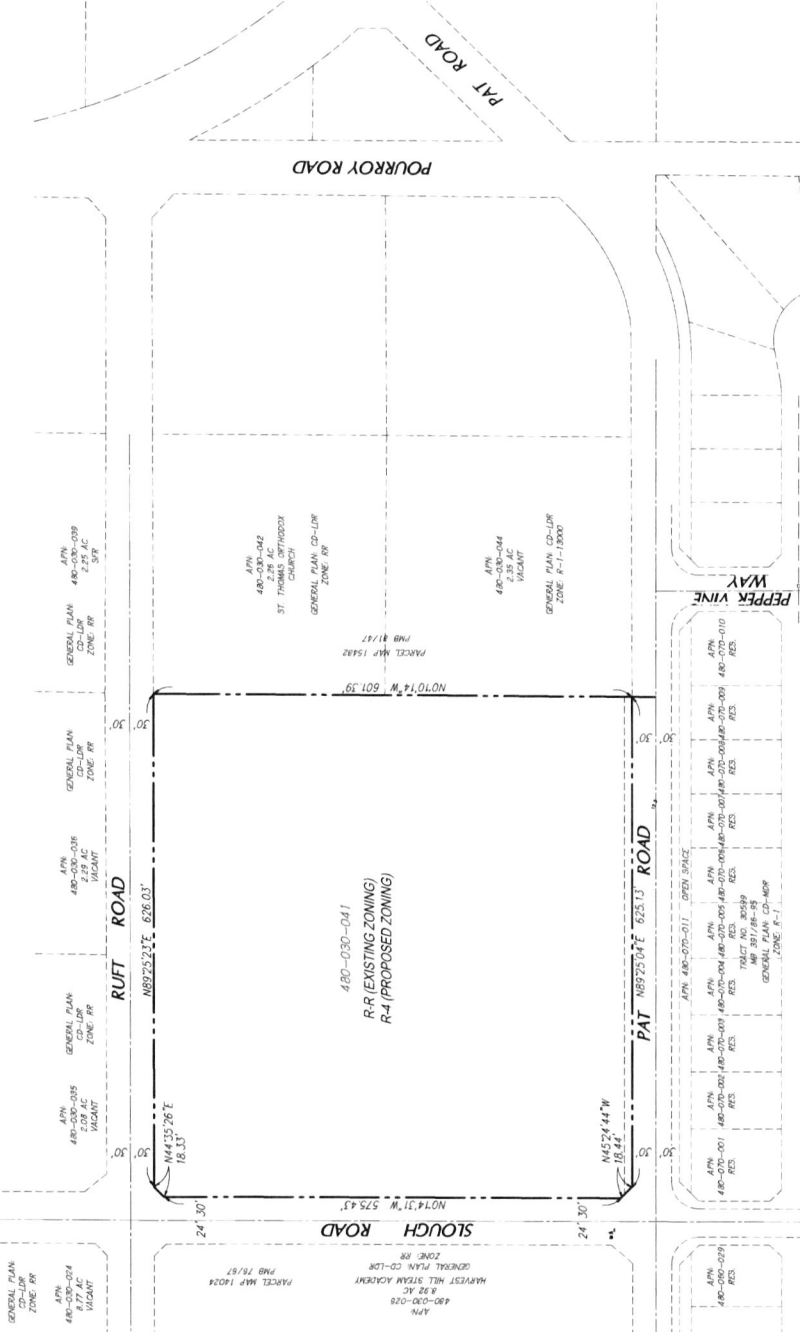
ENGINEERING
LAND PLANNING
SURVEYING
Engineering, Inc.

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
PHONE: (951) 279-1800
FAX: (951) 279-4380

CHANGE OF ZONE NO. 2100002

STANDARD CHANGE OF ZONE IN THE FRENCH VALLEY ZONING AREA

DATE
OCTOBER, 2020



ENGINEER
K&A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-4380
PROJECT MANAGER: FRED RIVANTO
EMAIL: Fred@kandae.com

OWNER / APPLICANT
SIGNATURE REALTY CAPITAL GROUP
1001 NEWPORT BLVD., SUITE 350 COSTA
MESA, CA 92627
ATTN: AL COHEN
PH: 949-399-2000
CELL: 949-636-7261
EMAIL: acohen@scrg.com

PROPERTY ACREAGE
TOTAL GROSS ACREAGE: 10.15 AC
TOTAL NET ACREAGE: 8.91 AC

LEGAL DESCRIPTION:
PARCEL 3 OF PARCEL MAP 15580, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD PLAIN DESIGNATION
THIS PROPERTY IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN ZONE. SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION.

OWNER / APPLICANT
SIGNATURE REALTY CAPITAL GROUP
1001 NEWPORT BLVD., SUITE 350 COSTA
MESA, CA 92627
ATTN: AL COHEN
PH: 949-399-2000
CELL: 949-636-7261
EMAIL: acohen@scrg.com

ASSESSOR'S PARCEL NUMBER
480-030-041

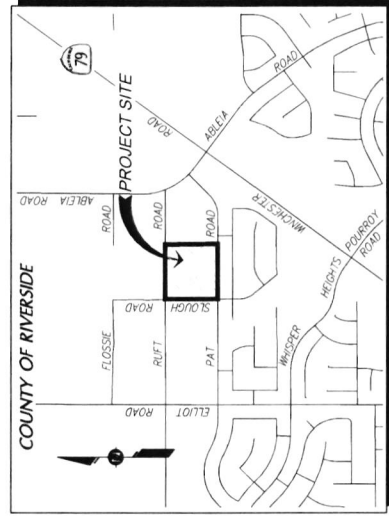
SECTIONS, TOWNSHIP & RANGE
SECTION 29, T6S, R7W, S8M

SPECIFIC PLAN
PROPERTY NOT IN SPECIFIC PLAN

GENERAL PLAN USE
COMMUNITY DEVELOPMENT LOW DENSITY RESIDENTIAL - CD-LDR
PROPOSED COMMUNITY DEVELOPMENT MEDIUM DENSITY RESIDENTIAL - CD-MDR

UTILITIES AND SERVICES
WATER: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS CO.
SEWER: FRONTIER/SPECTRUM
WATER DISTRICT: EASTERN MUNICIPAL WATER DISTRICT
SCHOOL DIST: HOWEY UNIFIED SCHOOL DISTRICT
SCHOOL: ROMLAND & FERRIS LINCOLN HIGH SCHOOL

PROPERTY LOCATION
NORTH OF PAT ROAD
EAST OF SLOUGH ROAD



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE RIVERSIDE COUNTY (2010) PAGE 899 D4



ENGINEERING
LAND PLANNING
SURVEYING
K&A
Engineering, Inc.
357 N. SHERIDAN STREET
CORONA, CALIFORNIA 92880
TEL: (951) 279-4380
FAX: (951) 279-4380

DATE PLOTTED: 10/20/20 11:58 AM. SCALE: 1"=100'. SHEET: 1 OF 1. TOTAL SHEETS: 1. DRAWN BY: FRED RIVANTO. CHECKED BY: FRED RIVANTO. PROJECT NO.: 2100002.



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: October 18, 2022

To: Clerk of the Board of Supervisors

From: Planning Department (Planner: Evan Langan)

MinuteTraq #: 20168

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 210001, CHANGE OF ZONE NO. 2100002, TENTATIVE TRACT MAP NO. 38034 AND PLOT PLAN NO. 210002 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210001) - Applicant: Signature Realty Corp. - Engineer/Representative: Keith Gardner - Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Low Density Residential Land Use – Location: North of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way - REQUESTS: General Plan Amendment No. 210001 is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR). Change of Zone No. 2100002 is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 38034 is a request to subdivide one lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six common-area lots to comprise landscaped slopes, a community park and water quality basin. Plot Plan No. 210002 proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. – APN 472-320-036

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2022 SEP 30 PM 3:35

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise 104 ?
 - 10 Day 20 Day 30 day
- Mitigated Negative Declaration
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:

(3rd Dist) Press Enterprise

909-528-1161

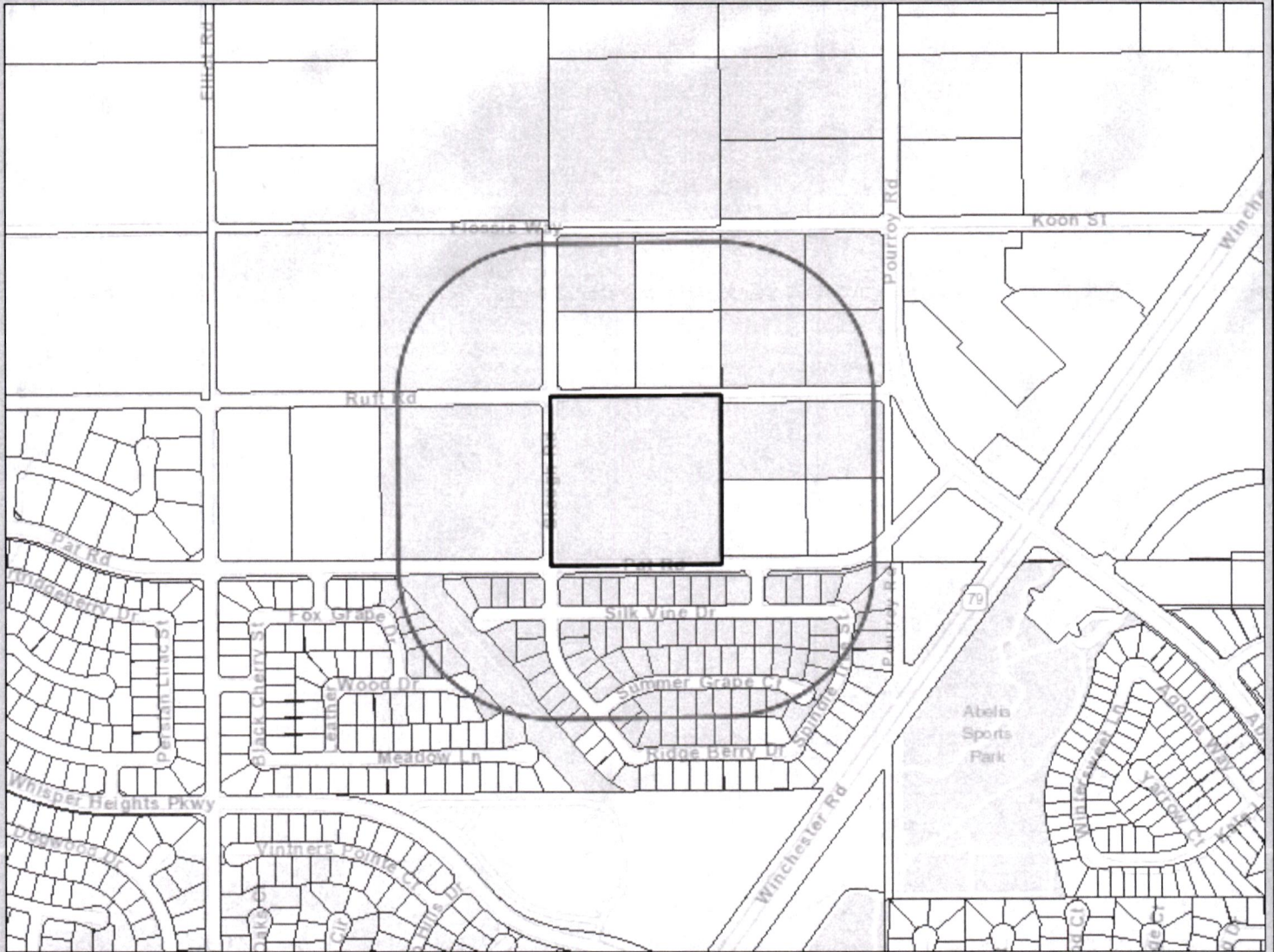
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Riverside County GIS Mailing Labels

TTM38034 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



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

REPORT PRINTED ON... 7/8/2022 1:16:11 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on JULY 08, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TTM38034 for

Company or Individual's Name RCIT – GIS

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 18, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve General Plan Amendment No. 210001, Change Of Zone No. 2100002, Tentative Tract Map No. 38034 and Plot Plan No. 210002. General Plan Amendment No. 210001 is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR). Change of Zone No. 2100002 is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 38034 is a request to subdivide one lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six common-area lots to comprise landscaped slopes, a community park and water quality basin. Plot Plan No. 210002 proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. This proposed project is located North of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way in the Third Supervisorial District.

On August 17, 2022, the Planning Commission recommended that the Board of Supervisors approve the project by a vote of 5 – 0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT EVAN LANGAN, PRINCIPAL PLANNER, AT (951) 955-3024 OR EMAIL ELANGAN@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: October 3, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 22-358308

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202200952
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS
ATTN: KECIA R. HARPER/ZULY MARTINEZ
Address: 4080 LEMON ST 1ST FLOOR
RIVERSIDE, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200952
10/03/2022 04:06 PM Fee: \$ 0.00
Page 1 of 2

Removed: _____ By: _____ Deputy


(SPACE FOR CLERK'S USE)

Project Title

NOTICE OF PUBLIC HEARING - TTM 38034

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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Dated: October 3, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148

Ad Order Number: 0011563947

Customer's Reference/PO Number:

Publication: The Press-Enterprise

Publication Dates: 10/07/2022

Total Amount: \$813.68

Payment Amount: \$0.00

Amount Due: \$813.68

Notice ID: GFh5TULniFqJTkyTpFy9

Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND PLOT PLAN, THIRD SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, October 18, 2022 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve General Plan Amendment No. 210001, Change Of Zone No. 2100002, Tentative Tract Map No. 38034 and Plot Plan No. 210002. General Plan Amendment No. 210001 is a request to revise the Land Use Designation for the subject property from Community Development: Low Density Residential (CD: LDR) to Community Development: Medium Density Residential (CD: MDR). Change of Zone No. 2100002 is a request to revise the zoning of the subject property from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 38034 is a request to subdivide one lot into 54 individual lots, including 48 lots for development with single-unit residential development, and six common-area lots to comprise landscaped slopes, a community park and water quality basin. Plot Plan No. 210002 proposes the construction of 48 residential units, in conjunction with walls and fences, parkland, private roadways and other infrastructure. This proposed project is located North of Pat Rd., east of Slough Rd., south of Ruft Rd., and westerly of Pepper Vine Way in the Third Supervisorial District. On August 17, 2022, the Planning Commission recommended that the Board

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3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011563947

FILE NO. 0011563947

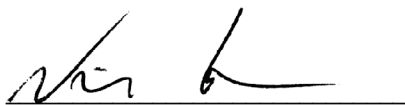
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/07/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: October 7, 2022.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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On August 17, 2022, the Planning Commission recommended that the Board of Supervisors approve the project by a vote of 5 - 0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rcfima.org/Public-Hearings>.

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Dated: October 3, 2022
Kecla R. Harper,
Clerk of the Board
By: Zuly Martinez,
Board Assistant
The Press-Enterprise
Published: 10/7/22